

CITY OF LACONIA PLANNING BOARD
Tuesday, December 3, 2019 at 6:30 PM
City Hall - Armand A. Bolduc City Council Chamber
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. RECORDING SECRETARY
4. STAFF IN ATTENDANCE
5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS
 - 5.I. Acceptance of Minutes from November 6
6. PRESENTATIONS
7. EXTENSIONS
8. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The purpose of this agenda section is for the Board to continue the Public Hearing for the applicant and the public to provide input. The Board may also deliberate the application, decide and conduct a final vote at this time.
 - 8.I. PL2019-0127SP; 435 Union Ave; Proposal to eliminate the cul-de-sac at the end of Cottonwood Ave and create a T-turnaround with associated easements
This item was continued from Nov 6

Documents:

[COTTONWOOD.PDF](#)
 - 8.II. PL2019-0128SU; 11 Sonia Drive/ 157 Massachusetts Ave; Proposal for boundary line adjustment between the two lots
This item was continued from Nov 6

Documents:

[SONIA MASS.PDF](#)
9. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The purpose of this agenda section is for the Board to have a presentation from the applicant and open a Public Hearing for the public to provide input. The Board may also deliberate the application, decide and conduct a final vote at this time.
 - 9.I. PL2019-0122CUP (wetland buffer); 40 Carriage Lane; Proposal to add a deck within the 50 foot wetland buffer

Documents:

[CARRIAGE APP.PDF](#)
 - 9.II. PI2019-0124SU; 55 Bay Street/6 Winnisquam Ave; boundary line adjustment
This item will be continued to Jan 7 at applicant's request

Documents:

[BAY WINNI APP.PDF](#)

- 9.III. PL2019-0108SP,0115CUP(alt parking); 903 Union Ave; proposal for alternative parking
This item will be continued to Jan 7 at applicant's request

Documents:

[903 UNION.PDF](#)

- 9.IV. PL2009-00110SP; 05-0020SU;05-028CUP(cluster); 198 Endicott St North, Weirs Beach Village; proposal to amend the 2009 Notice of Action items: 3 "The use of the areas above all garages (excluding 'drive under garages' that area part of a house) is restricted to unfished space and either not used or used only for storage" & 5 "Units may have no more than two bedrooms"

Documents:

[WBV.PDF](#)

- 9.V. PL2019-0134SU; 50 Lighthouse Cliffs, Meredith Day Development; proposal to adjust boundary lines between lots 115, 116, 117, 163

Documents:

[MEREDITH BAY.PDF](#)

- 9.VI. PL2019-0142SU, 0145CUP(performance zoning); 111 Church Street; proposal to convert office building into 12 residential units and construct 4 unit residential building and associated garage for 16 paces
Waiver requested for up to 80% of the impact fee for infill and reuse

Documents:

[111 CHURCH APP.PDF](#)

10. APPLICATION ACCEPTANCE Note: The purpose of this agenda section is to publicize that a Planning Board application has been submitted AND for the Planning Board to determine if the application is complete enough to begin the review process. PUBLIC INPUT IS NOT TAKEN AT THIS TIME. If the application is accepted the Planning Board will schedule a Public Hearing at which time the application will be heard and public comments will be accepted. Information about applications can be obtained on the city's web site or by calling the Planning office.

- 10.I. PL2018-0037SP amd1; 55 Bay Street; proposal to amend the previously approved site plan
Acceptance

Documents:

[BAY AMD.PDF](#)

- 10.II. PL2019-0137SP, 0138CUP(wetland), 0139CUP(Alt parking), 0140CUP(boat storage); 129 Channel Lane, Winnisquam Marine; proposal to replace a 16,000 sf boat storage building with a 22,800 sf 42 ft height with associated site work to improve the site

Documents:

[CHANNEL.PDF](#)

- 10.III. PL2019-0142SP, 0144CUP(performance zoning); 781 Union Ave/ 27 Clinton St; proposal to rehab first & second floors, convert third floor to two residential units, remove structure at 27 Clinton for parking and merge the two lots into one

Documents:

[781 UNION APP.PDF](#)

11. NEW BUSINESS

- 11.I. Capital Improvement Committee (CIP) recommendations to Planning Board

Documents:

[PLANNING BOARD LETTER 12-3-2019.PDF](#)

[ENTERPRISE FUND CIP.PDF](#)

[NON-ENTERPRISE FUND.PDF](#)

12. OLD BUSINESS

- 12.I. 781 Union Ave; Conceptual Review to merge 781 Union & 27 Clinton properties, remove the structure on Clinton and construct parking area, refurbish 1st floor as commercial space, 2nd floor restore Opera House and 3rd floor to be rehabbed as two residential units

This item was continued from Nov 6

RSA 676:4 II. A planning board may provide for preliminary review of applications and plats

by specific regulations subject to the following:

(a) Preliminary conceptual consultation phase. The regulations shall define the limits of

preliminary conceptual consultation which shall be directed at review of the basic concept of

the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the

applicant or the board and statements made by planning board members shall not be the

basis for disqualifying said members or invalidating any action taken. The board and the

applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Such discussion

may occur without the necessity of giving formal public notice as required under subparagraph I(d), but such discussions may occur only at formal meetings of the board.

Documents:

[OPERA HOUSE CONCEPTUAL.PDF](#)

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

- LAKES REGION PLANNING COMMISSION
- CONSERVATION
- CITY COUNCIL

15. OTHER BUSINESS

16. ADJOURNMENT

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so that the City can make any necessary arrangements.