

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Draft Minutes

3/3/2020 - Minutes

1. CALL TO ORDER

Chair P. Brunette Called the meeting to order at 6:30 PM

2. ROLL CALL

Kalena Graham called the roll with the following members present: Stacy Soucy, Brett Beliveau, Sarah Jenna, David Bownes, Rich MacNeill, Kirk Beattie, Edwin Bones, Michael DellaVecchia and Peter Brunette

Absent: Jay Forester

B. Beliveau sat as full member

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen and Assistant Planner Rob Mora

Chair P. Brunette welcomed the new members to the board and congratulated S. Jenna as a full member.

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of minutes from February 4

Motion to accept the minutes as submitted made by E. Bones, S. Jenna seconded. All voted in favor.

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.

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. Amendment to the Permitted Use Table & Dimensional Requirements Table

Planning Director D. Trefethen addressed the board and explained the changes.

The public hearing opened at 6:41 PM

Abutter input: no one spoke for or against the changes

The public hearing closed at 6:42 PM

Motion to approve the amendments to the table of permitted uses and dimensional requirements and send the proposed changes to City Council made by D. Bownes, B. Beliveau seconded. All voted in favor.

- 9.II. PL2020-0003SP; 1330 Union Ave; proposal to construct 32 condominium units, garages, and open parking

Motion to accept the application as complete made by S. Jenna, E. Bones seconded. M. DellaVecchia abstained.

Applicant: Jon Rokeh, on behalf of DHB Homes, addressed the board. J. Rokeh showed the plans and gave a brief background of the site and how they got to this point. The parcel is in the performance zoning overlay district which would allow relief from the number of units. Some changes to the previous submission are that now each unit will have two car garages, instead of one, and one outside parking spot. There is also added guest parking outside, 10 extra spaces. D. Bownes asked how many units would be allowed without the performance zoning. J. Rokeh noted the structures will be about 50-60 ft from the high-water mark. There are not enough boat slips for each unit, so 6 are allowed and the rest will be day docking. There will be no ramp. They will be using a form of stormwater treatment called "jellyfish" by ConTech, that will treat runoff prior to going into the lake. The state has reviewed the product on many projects and is ok with it. Currently, there is no treatment, just surface runoff into the street and lake. Sidewalk will be put in. They went through a DHR review with the State and the buildings themselves are not salvageable. There is no architectural significance. The demo permit will go before the Heritage Commission for a public hearing on March 11. Chair P. Brunette asked about the sign and was told there is a plan to preserve it from the property owner. R. MacNeill asked about the maintenance of the jellyfish treatment and was told there is a 5-6 year replacement factor and annual cleaning will be required.

D. Bownes asked staff what the board should be looking for and Planning Director D. Trefethen said the applicant will be submitting plans for a sidewalk, the jellyfish details, shoreland permit status and the draft condo docs. Staff is also waiting on the Heritage Commission for the demo permit status.

The public hearing opened at 7:07 PM

Abutter input:

Warren Hutchins, of 31 Boathouse Road and Bayside Cemetery Board of Directors, addressed the board. He applauded the changes with parking. The cemetery's concern is with after the construction. He is asking that the concerns be put in the condo docs to have residents and guests not trespass in the cemetery. Chair P. Brunette asked if something like that would be in the deed as restrictions and Planning Director D. Trefethen said most people don't read deeds but do read condo docs. J. Rokeh added they are already self-restricting short-term rentals in the condo docs. There is an existing fence along the cemetery but the applicant and the cemetery will be working together to upgrade.

Samantha Downes, resident on the bay, on Little Island addressed the board. She compared this to the development that was proposed for big island and believes this will have noise and light pollution that will be an issue. She noted the Christmas Island condos are aesthetically pleasing. These look like high rise hotel or college dorms. The units next to watermark are aesthetically pleasing. She is all for proving housing and bringing people here. She questioned if other towns around the lake would allow a building that looks like this and feels they wouldn't. The properties around the lake need more greenery. She implored the board to set the bar higher and look at the future of the City. Preserve lakeside construction. Chair P. Brunette said the board is sensitive to aesthetics and understands her point.

Jane Laroche addressed the board. She noted that people of her ward asked her to speak on the aesthetics of the building. 5 stories on the waterfront is unacceptable and the garages look like self storage units. She also had concern about sewage and the stress that this many more units will cause. Chair P. Brunette asked if the performance zoning gives the board power with architectural standards

and was told no. J. Rokeh noted that the height of the structures is just under 60 foot of the average grade. The maximum allowance is 60 ft.

Michelle LaBlanc, of Baldwin Street addressed the board. She asked who these condos will be sold to. She made the point that many of the lakefront properties are non-residents and don't take care of their properties. J. Rokeh said whoever has the budget of them is who will be sold to. She suggested that things are not marketed to the local people but seems to bring more people in. E. Bones said the developers are not building to what we have but what is wanted and the units would be adding taxes, versus what is existing. The bottom line is to maximize the return. E. Bones likes the look of the building. M. LaBlanc doesn't mind the look of the structure but feels maybe not for the lakefront.. David Livingston, of 394 Union Ave, addressed the board. He is a big believer in the area and the value of the city. He developed the area of 360 Union Ave. He feels the buildings are too high and traffic in that area is already horrible. Laconia needs to wake up and do something about the aesthetics. E. Bones asked how many units are in the existing motel. J. Rokeh noted that this is the same developer team as Christmas Island. This is a different property and in a different zone.

The public hearing closed at 7:40 PM

Motion to continue the application to April 7, 2020 made by D. Bownes, S. Jenna seconded. S. Jenna asked how many units would have been allowed without the cup for performance zoning and Planning Director D. Trefethen said about 26. All voted in favor.

9.III. PL2019-0151SU; 724 & 618 White Oaks Rd; Boundary Line Adjustment

Motion to accept the application as complete made by B. Beliveau, D. Bownes seconded. All voted in favor.

Applicant: Bryan Bailey addressed the board. Presently the subject parcel has 33.9 acres with two separate road frontages. The majority of the property sits behind the lots that front White Oaks. The large exchange of land of 15.3 acres will be taken and annexed to the 2.9 acre lot on White Oaks. There are no new lots being created. Due to the fact that both the road frontages for the subject parcel make the legal amount of road frontage and now will be losing one of them, the parcel would not meet the minimum lot frontage. The application went before the ZBA for a variance for road frontage and was received.

The public hearing opened at 7:51 PM

Abutter input: no one spoke for or against the application.

The public hearing closed at 7:51 PM

Staff Review: Planning Director D. Trefethen read the staff review.

Motion to approve the boundary line adjustment with the dates and conditions as stated in the staff review made by D. Bownes, S. Jenna seconded.

9.IV. PL2020-0017SU; 45 Dolloff/155 Baldwin Street; proposal for boundary line adjustment

Motion to accept the application as complete made by S. Jenna, M. DellaVecchia seconded. All voted in favor.

Applicant: Michelle LeBlanc 45 Dolloff street addressed the board. She explained the reason for the adjustment.

The public hearing opened at 7:58 PM

Abutter input: no one spoke for or against the application.

The public hearing closed at 7:59 PM

Staff Review: Planning Director D. Trefethen read the staff review. He noted this applicant went to the ZBA as well for road frontage for the Baldwin lot.

Motion to approve the boundary line adjustment with the dates and conditions as stated in the staff review made by B. Beliveau, E. Bones seconded.

9.V. PL2020-0019SU; 1197 Union/85 Zion Hill; proposal for boundary line adjustment

Motion to accept the application as complete made by B. Beliveau, S. Jenna seconded. All voted in favor.

Applicant: Atty. Phil Brouillard addressed the board. He explained the proposal. HK Powersports property would be getting just over an acre of land. The applicant is ok with all the conditions in the staff review.

The public hearing opened at 8:05 PM

Abutter input:

James Rhodes, part of the advisory committee for the church said they are fully on board with the adjustment.

The public hearing closed at 8:06 PM

Staff Review: Planning Director D. Trefethen read the staff review.

Motion to approve the boundary line adjustment with the dates and conditions as stated in the staff review made by M. DellaVecchia, B. Beliveau seconded.

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.

11. NEW BUSINESS

11.I. Planning Board member appointee to Historic Distinct Commission (H.D.C)

Planning Director D. Trefethen explained. C. St. Claire had expressed interest. Chair P. Brunette feels C. St. Claire would be what the commission needs.

Motion to appoint C. St. Claire to the Historic Distinct Commission (H.D.C) made by D. Bownes, S. Jenna seconded. All in favor.

12. OLD BUSINESS

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

LRPC: Chair P. Brunette explained the LRPC's role with the city to the new members. Neither he nor

Assistant Planner R. Mora had been to a recent meeting.

Conservation: Planning Director D. Trefethen noted they are still looking for a liaison. There was a discussion on S. Soucy possibly being the liaison. Nothing came about with that.

Council: D. Bownes had no update. He is waiting for the Master Plan Steering Committee to get back together. His goal is to get the Master Plan done this year.

15. OTHER BUSINESS

Chair P. Brunette asked about training opportunities and Planning Director D. Trefethen said he is trying to arrange for a training session for all the land use boards.

16. ADJOURNMENT

Motion to adjourn made by D. Bownes, E. Bones seconded.

The meeting adjourned at 8:18 PM

Respectfully,
K. Graham

DRAFT