

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

3/5/2019 - Minutes

1. CALL TO ORDER

Chair Peter Brunette called the meeting to order at 6:30 pm.

2. ROLL CALL

Kalena Graham called the roll with the following members present: Brett Beliveau, Dave Broughton, Gail Denio, David Bownes, Michael DellaVecchia, Edwin Bones, Claudia Marshessault and Peter Brunette

Absent: William Contardo, Charlie St. Clair, Jay Forester, Sarah Jenna

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director, Dean Trefethen and Assistant Director, Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of February 5 minutes

Chair P. Brunette stated the minutes were accepted as submitted.

6. PRESENTATIONS

6.I. Master Plan Implementation Proposals

Planning Director D. Trefethen gave the presentation. The Land Use chapter and the Vision statement have been adopted. Since then, the steering committee has been discussing how to implement the various recommendations. He will be proposing two changes: re-evaluate the greater downtown area zones and performance zoning. There are some zoning issues in the downtown area. Currently, depending on what is considered the downtown area, there are between 4-7 zones, each district with different rules. The idea is to make the whole area a level playing field to eliminate this issue. The current zones represent historic uses and not necessarily what is the best use for the future. The Master Plan Steering Committee (MPSC) looked at the TIF (tax increment financing) district outline, which would make a great starting point. However, there are a few issues with that. The proposal is to amend the ordinance and create a new downtown zone which would eliminate multiple zones in the downtown area and give the area the same regulations. Planning Director D. Trefethen went over the steps that will be needed to start the process. At some point the commercial core parking overlay district that encompasses the area between Beacon East and West, down to the river, will need to be visited as well. The City needs to preserve the language that currently exists in the Downtown Riverfront zone regarding the Winnepesaukee River. Along the river, is exempt from DES regulations. Many years ago the state gave cities and towns the option of creating exemption areas, recognizing that parcels along the river are already pretty heavily developed, so there isn't much sense in trying to enforce the normal shoreland protection restrictions.

Another recommendation is to amend the ordinance to add a Performance Zoning Overlay. Another section could be added or the Housing development overlay district could be replaced or repealed. Planning Director D. Trefethen noted that the overlay has been in existence for over 20 years and to the best of his knowledge, never been used. Given the direction that the zoning is heading, it probably is

not needed. There is a slight chance that it is part of the CDBG (Community Development Block Grant) process. He will check to make sure before anything changes with that. About 85% of the language is from Salem NH ordinance. Some key points are that performance zoning is being proposed at three distinct areas in the city: the new downtown district area, Lakeport TIF area and the area surrounding the old State School property. He went on to explain the proposal.

Planning Director D. Trefethen noted that the board can vote to refer this draft to a public hearing at the April 2 meeting, which is the preferred vote by the MPSC or the board could discuss and make suggestions to staff to think further on the subject and revisit at April 2 for a possible public hearing in May or the board could schedule a special meeting, not on a scheduled date. Chair P. Brunette thinks the board should get input from the MPSC.

Motion to take the proposal, as submitted, for a public hearing on April 2 made by D. Bownes, G. Denio seconded. All voted in favor.

## 7. EXTENSIONS

### 7.1. PL2017-0099SP; 570 Union Ave; extension request

Applicant: Kevin Morrissette was present, representing PEM Real Estate. He explained the request. The applicant is looking for a one year extension for the completion. There have been a few setbacks since the demolition. They found two oil tanks under the foundation and needed to go through the correct avenue in getting rid of them. The City required the utilities be put in and doing so, another two oil tanks were found. The applicant was hoping to get a tenant prior to construction, but has not had much luck in finding one.

Motion to approve the extension request to January 7, 2020 made by E. Bones, B. Beliveau seconded. All voted in favor.

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.

### 9.1. PL2019-0016SP; 45 Endicott St North; Boardwalk Bar & Grill; proposal to add 27 parking spaces

Applicant: Mark Moser of Moser Engineering representing the owners, explained the proposal. The applicant is proposing 27 parking spaces for the seasonal use of the restaurant. The applicant will be using porous asphalt on a portion of the lot. An earth and berm will be installed to redirect snow melt and runoff. DOT approved a driveway permit last month.

The public hearing opened at 7:38 pm

Abutter input:

There was no one present to speak for or against the application.

The public hearing closed at 7:39 pm

Staff Review: Assistant Planner R. Mora read the staff review. The new pavement is proposed to use half normal and half porous. M. DellaVecchia asked why and M. Moser explained it's the structure of the pavement and dependent on where it's located. The downhill part of the lot will need it verse the upper where it can infiltrate the run off.

Motion to approve the site plan application with the dates and condition as stated on the staff review made by D. Bownes, E. Bones seconded. All voted in favor.

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. PL2018-0080SU; New Hope Drive; proposal for a conventional 22 lot subdivision

Motion to continue the application acceptance to April 2, 2019 made by C. Marshessault, G. Denio seconded. All voted in favor.

- 10.II. PL2018-0105SP, 0110SU; 135 Weirs Blvd, Boulevard Commons; Proposal to change the third unit to residential (multifamily building), and internal adjustment between all the units

Jim Foderaro was present and told the board his proposal.

Motion to accept the application as complete and schedule the public hearing for April 2, 2019 made by D. Bownes, G. Denio seconded. All voted in favor.

- 10.III. PL2019-0017SP amd1; 195 Davidson Dr; Southdown Shores Boat Club; proposal to replace steel boat pallet rack system in kind and site work

Motion to accept the application as complete and schedule the public hearing for April 2, 2019 made by G. Denio, C. Marshessault seconded. All voted in favor.

11. NEW BUSINESS

12. OLD BUSINESS

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

LRPC: Chair P. Brunette received notice of his official appointment and is awaiting notice of the next meeting.

Conservation: There was no one to report

Council: D. Bownes had nothing to report

15. OTHER BUSINESS

Chair P. Brunette received a letter of resignation from a member of the board and is sad to see her go. He thanked G. Denio for her service on the board. She noted that it had been an enjoyable and informative experience and recommended people to volunteer on local boards.

16. ADJOURNMENT

Motion to adjourn the meeting made by E. Bones, M. DellaVecchia seconded. All voted in favor.

The meeting adjourned at 7:55 pm

Respectfully,  
K. Graham

DRAFT