

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

5/7/2019 - 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, Charlie St. Clair, Dave Broughton, David Bownes, Michael DellaVecchia, Edwin Bones, Claudia Marshessault and Peter Brunette

Absent: Sarah Jenna, William Contardo

J. Forester and B. Beliveau were seated as voting members

Chair P. Brunette mentioned that the application for Outerbridge Drive, Village 10, would be continued to June 4 at the applicant's request.

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 April 2 minutes

Motion to accept the minutes of April 2 as submitted made by D. Broughton, E. Bones seconded. All voted in favor.

6. PRESENTATIONS

7. EXTENSIONS

7.I. PL2018-0037SP; 55 Bay Street; extension request for proposal to construct indoor/outdoor boat storage

Applicant: Atty Phil Brouillard representing Knot Brown Inc, spoke. He explained the reason for the request. The applicant recently acquired another property adjacent and after acquired, will return to the board for amendment of the approval.

Motion to approve the extension request made by C. Marshessault, D. Broughton 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.

8.I. PL2019-0017SPamd1; 195 Davidson Drive; Southdown Shores Boat Club; proposal to replace steel boat pallet rack system in kind and associated site work

Applicant: Bruce Wright of Irwin Marine and Steve Murfit, Board of Directors of Southdown Beach Club was present. Steve explained the plan. There was discussion regarding abutter concerns for the height of the racks and views being blocked.

The public hearing opened at 6:40 PM

Abutter input:

Tony Caruso of 195 Davidson Dr, #18, spoke. He is also the treasurer of the Beach Club.

The public hearing closed at 6:41 PM

Staff Review: Assistant Director R. Mora read the staff review.

M. DellaVecchia had problem with the fact that the boats will be higher than the existing system. The view from the water now is only two high and feels that three high will be obtrusive. He feels they should continue with the two rack system since it's been working for the last 35 years. He cannot agree with the plan. He asked the height of the proposed rack and was told 24 ft.

There was an email from an abutter, Rick Nagengast, explaining the impact on the "minimal water" view of his unit. B. Wright mentioned they ran a balloon test to 32 ft high to see visual impacts and from the Beach Club the balloon was hidden by the trees. The length on average is 28 ft and max weight of 7500 lbs. The majority of boats are pontoon. M. DellaVecchia thinks this will look like a commercial business in a residential zone from Weirs Blvd. He is against the system going three level high and feels the applicant was trying to sneak something by the board as the application states the racks were going to be replaced "in kind". C. St. Clair asked if the Beach Club had issue with the added height and was told there has been little feedback on the height and the main focus has been landscaping. C. St. Clair asked if there was hope that the foliage would grow higher and was told some is already taller than the system would be. B. Wright stated that over the years there are more pontoons and they take up more space.

The public hearing reopened at 6:59 PM

Barb Spadaro of 33 Crane Cr spoke. She had talked with Assistant Director R. Mora regarding the notices and mentioned how helpful he was.

The public hearing closed at 7:01 PM

M. DellaVecchia only two boats high with new racks system. S. Murfit stated there are other areas on the bay with the same height. Chair P. Brunette asked if it would be possible to reconfigure the space with two high and B. Wright said they have been through many reconfigurations for most efficient use of the space.

Motion to approve the amended site plan for replacement of the steel boat rack system with the dates and conditions, as stated in the staff review, with the addition of the updated landscaping plan, made by D. Bownes, B. Beliveau seconded. M. DellaVecchia disagreed that a residential area should have a boat rack system that tall because it will make it look like an industrial area. Motion passed 6-1 with M. DellaVecchia opposed. J. Forester recused himself from the application.

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.

D. Bownes asked the board to take the applicaitons before the zoning change. The Board agreed.

- 9.I. Public Hearing to amend Article III, adding section 235-14:G to the Zoning Ordinance as well as

associate tables, to create a new zoning district

The public hearing opened at 7:59 PM

Tom Kudzma of 6 Bell Hill Drive spoke. The commercial district seems to be enlarging and if it keeps expanding, there won't be any res left. He asked if the city's legal has looked to see if this proposal is in accordance to the law to switch the Zoning powers to Planning. It bothers that this proposal takes powers away from the ZBA. He is not accusing this of being done with malice, but feels the need to be very careful. Planning Director D. Trefethen stated all the proposed documents have been reviewed by the City's legal counsel. ZBA will still have jurisdiction over typical criteria but it will depend on how successful performance zoning is with developers, since it is a new concept to a lot of people.

The public hearing closed at 8:07 PM

Planning Director D. Trefethen stated on this language, there were no changes after legal review. It is the same wording as the previous meeting.

Motion to recommend the proposed changes to council made by D. Bownes, D. Broughton seconded. All voted in favor.

- 9.II. Public Hearing to amend Article IV 235, adding section 21.1, to the Zoning Ordinance to implement Performance Zoning in specified areas of the city

The public hearing opened at 8:11 PM

Dick Catrucci spoke. He asked if the zoning will change regulations to Airbnb in residential areas. D. Bownes stated that is separate issue before Council that will eventually be before the board to add a section with conditions regarding the Airbnb. D. Catrucci he asked what the new zoning impact would be on the St. Joseph property. D. Bownes noted that parcel would be in the new performance zoning overlay. Planning Director D. Trefethen noted that currently the Downtown Riverfront zone is a liberal zone already. This parcel will be in the UC zone and subject to those allowed uses. Everything that was allowed in the DR zone will still be allowed in UC zone.

Tom Kudzma spoke. He went over the criteria stated in the document, stating that they are all for a special exception.

The public hearing closed at 8:20 PM

Motion to schedule a second public hearing for the implementation of the Performance Zoning to June 4, 2019 made by D. Bownes, B. Beliveau seconded. All voted in favor.

- 9.III. 03-007SP amd1, PL2019-0024CUP (watercraft storage); 95 Centenary Ave & 470 Scenic Rd Akwa Marina Yacht Club; proposal to amend the site plan to have winter watercraft storage in the existing parking lot

Applicant: Kurt Mailloux explained the proposal. He stated there wouldn't be racks on the site, just boats on trailers and one requirement from TRC was to have white shrink wrap only and he agreed. Chair P. Brunette asked the elevation of the parking lot and told fairly steep slope behind the parking lot. K. Mailloux noted the lot has been vacant through the winters. He has had the grassy area plowed for local fisherman. There will be space for cars if need be. Car parking would be put above the boat storage. His business is people not boat storage, but they have been getting requests from guests for storage so they would like to try it and see how it goes. There will be size restrictions and boats on trailers only. Currently only abutters are looking at the parking lot.

The public hearing opened at 7:25 PM

Abutter input:

There was no one to speak for or against the application

The public hearing closed at 7:25 PM

Staff Review: Planning Director D. Trefethen read the staff review. The Planning Dept is not taking a position on the application and leaving it up to the board. They are not against the application. D. Bownes concerned about the future impact and the parking. Planning Director D. Trefethen said that if /when something happens at the Marina, they would be required to come back to the board for site plan amendment and then parking calculations would need to be redone.

Staff isn't making a position due to policy. C. St. Clair asked about fencing and K. Mailloux said it would be more intrusive to put a fence.

Motion to approve the amendment to the site plan to allow for winter watercraft storage in the existing parking lot with the dates and conditions as stated in the staff review as well as the revisions to 2b and 2c and add no empty trailers left, to be wrapped in white with times specific, made by M. DellaVecchia, C. St. Clair seconded. All voted in favor.

Vice Chair E. Bones took over for the next application as Chair P. Brunette needed to step out of the room.

9.IV. PL2019-0034SU; Zion Hill Road/St. Catherine Street; boundary line adjustment

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

Applicant: Bryan Bailey of Turning Point was present, representing Lakes Region Bible Church. B. Bailey explained the proposal. A total of .6 acres being sold from the Church property to St. Catherine property. No new building lots are being created.

The public hearing opened at 7:56 PM

Abutter input:

There was no one to speak for or against the applicant

The public hearing closed at 7:57 PM

Staff Review: Assistant Director R. Mora 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. Broughton, B. Beliveau seconded. All voted in favor.

9.V. PL2018-0036SU amd1; Outerbridge Drive (Village #10) new village in Southdown; applicant requests amending the June 5, 2018 approval to allow phasing

Vice Chair E. Bones reiterated that the applicant requested a continuation to June 4.

Motion to approve the continuation to June 4, 2019 made by D. Broughton, C. St. Clair 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.

11. NEW BUSINESS

C. St. Clair mentioned that the renovations at the old Lakeport Fire station looks very nice, as well as the condominiums going in next to Watermark on Union Ave.

12. OLD BUSINESS

D. Broughton asked if the rail road bridge in the Weirs will still being redone and was told yes.

C. St. Clair is pleased to see night construction going on in Lakeport.

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

15. ADJOURNMENT

Motion to adjourn the meeting made by D. Bownes, D. Broughton seconded. All voted in favor.

The meeting adjourned at 8:34 PM

Respectfully,
K. Graham

DRAFT