

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted August 3, 2021

7/13/2021 - Minutes

1. CALL TO ORDER

Chair Peter Brunette read the meeting introduction:

As Chair of the Planning Board, I will note this meeting will be held in person in the noticed meeting room. In conformance to NH RSA 91-A, a quorum of the board's members must be physically present in the meeting room for the meeting to start and/or continue. While there is a physical location to observe and listen to the meeting, the meeting is also being conducted electronically. The public can choose to attend and participate in person or by Zoom. However, if something occurs that disables access to Zoom, the meeting will continue regardless and members of the public or board members using Zoom will have no recourse. Choosing to use Zoom is done at the individual's risk. Using Zoom requires the use of an enabled device.

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Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

The meeting called to order at 6:31 PM

2. ROLL CALL

Present: Scott McWilliam, Susan Hodgkins, Bruce Cheney, Rich MacNeill, Mike DellaVecchia, Stacy Soucy, Brett Beliveau, Peter Brunette

Present Via Zoom: Charlie St. Clair

Absent: Kirk Beattie, Sarah Jenna

Chair P. Brunette noted that a quorum established and Alternates, S. Hodgkins and S. McWilliam to be voting members.

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen, Zoom Host Assistant Planner Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of minutes from May 4

With no objections, Chair P. Brunette declared the minutes from June 1 accepted.

6. PRESENTATIONS

6.I. Presentation of proposing allowing indoor storage in the CR Zone

Planning Director D. Trefethen explained the proposal. The Commercial Resort (CR) District has seen the issue of indoor storage discussed multiple times over the past several years. Apparently in the 2015/16 timeframe the issue came to a head with proposals for some large storage buildings in the Weirs area. The Table of Permitted Uses was amended to prohibit Indoor Storage-Self Service in the CR District.

This prohibition, while perhaps well intended, is contradictory. The Table of Permitted Uses in the CR

District does allow Outdoor storage of most things, and Watercraft Indoor storage (with a CUP), plus outdoor storage of boats and campers. The paradox is that outdoor storage of potentially unsightly things is allowed but not a building to put them in. Perhaps because the previously proposed buildings were deemed also unsightly.

The Dept has had several property owners inquire about possibilities but have been discouraged by the regulations. At least one property owners sought a variance which was denied. ZBA felt the issue had been recent enough, 2015, with Council and the Planning Board that the idea of indoor storage would not be allowed.

The Proposal: Proposing to allow Indoor Storage-Self Service in architecturally pleasing, one to two story structures either not visible from the main streets or heavily screened by vegetation or fences. Planning staff would come up with a new definition for the Indoor Storage-Self Service that contained the architectural and screening requirements. Envisioned is the requirement to have pitched roofs with appropriate siding treatment and earth-tone colors. No big boxes with orange garage doors.

Staff is looking for feedback from the board and if the board would like staff to move forward with he proposal, they would work on language and ready for August.

Planning Director D. Trefethen reiterated that outdoor storage is permitted by right currently. The intention is for self storage and not the concierge type, which is allowed with a CUP. B. Cheney noted that the idea of having storage units off Endicott is not advisable and brought up the past example of the lot near Cumberland Farms. C. St. Clair agreed with B. Cheney's comment and suggested that if this moves forward, Staff look at the comments/concerns from the 2015 meetings.

Motion for Staff to move forward with the draft for September 7, 2021 made by B. Cheney, M. DellaVecchia seconded. The motion passed 5-2 with B. Cheney, R. MacNeill against; M. DellaVecchia, S. Soucy, B. Beliveau, C. St. Clair, P. Brunette in favor.

7. EXTENSIONS Note: The purpose of this agenda section is for the board to consider requests from applicants with previously approved projects to extend the deadline dates. The board may also deliberate the request, decide and conduct a final vote at this time. PUBLIC INPUT IS NOT TAKEN ON EXTENSION REQUESTS.

7.I. PL2015-0142SPamd; White Oaks Rd, Paugus Woods development; request to extend the approval to amendment to remove lot 33 to allow for second access

Applicant: Jon Rokeh addressed the Board via Zoom and explained where both projects are. The Alteration of Terrain permit for Langley has been submitted to the state. The wetland and shoreland permits will be next. The applicant submitted a wildlife study for the state as well. The applicant has

been in discussions with the Water and Planning Depts over the last few months. The applicant is replacing 1900 ft of waterline (not connected to this project) for the Water Dept and that should be constructed this fall. He anticipates, next spring, the main entrance off Weirs Blvd and the road through to the Paugus Woods development done. The applicant is requesting a one year extension for the completion and if all goes to plan, they shouldn't need to be back before the Board for another request. Chair P. Brunette asked if there would be issues with material costs to hold up the project and J. Rokeh noted that 24 homes in Lilac Valley have been built and hope to finish the Paugus Woods' six houses.

Staff has no issue with the extension. As stated, they have been in multiple conversations over the months and building permits have been issued for the Paugus Woods houses. He noted there is nothing to prevent the water line from happening this fall.

Motion to approve both the extension requests made by B. Beliveau, R. MacNeill seconded. All voted in favor by roll call vote.

7.II. PL2011-0024SP, 0026CUP(Steep Slope), 0027CUP(Wetlands), 2015-0141SU(BLA), 2018- 0023SU (BLA); 553 Weirs Blvd; Langley Cove Development, request to extend the approval for 291 unit cluster development and boundary line adjustments

7.III. PL2018-0071SP, 0074CUP(wetland); 174 Province Street, Grace Presbyterian Church, request to extend the approval to construct a 3028 sf addition and 32 parking spaces

Applicant: Mike Bemis addressed the Board. He explained that the church is trying to get funding and there is a back log with contractors and the price of materials are the main setbacks. They are close but not there yet.

Motion to approve the extension request made by M. DellaVecchia, B. Beliveau seconded. All voted in favor by roll call vote.

7.IV. PL2021-0027SU; 23 Summit Ave; request to extend the approval to subdivide one lot into two
Applicant: Kobelski addressed the Board via Zoom. He explained they are working with an attorney and surveyor but are a few months behind.

Motion to approve the extension request made by R. MacNeill, S. Soucy seconded. All voted in favor by roll call vote.

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. PL2021-0045SP, 0046SU; 109 Weirs Blvd; Proposal to redevelop the property ~waiver requests for lighting and landscaping

Motion to take the application off the table made by M. DellaVecchia, B. Beliveau seconded. All voted in favor by roll call vote.

Applicant: John Bisson and Peter Grenier addressed the Board. Ken Robinson was also present via ZOOM. J. Bisson went over the project. The well has been decommissioned and inspected. C. St. Clair has concern with the unit 12, the new one going in and the setbacks. J. Bisson noted the building will not be in the 10 ft setback and will be around 16-18 ft tall, about one and half stories. The fence will about 6 ft tall at the abutters request from the last meeting.

The public hearing opened at 7:28 PM

Abutter input:

Harold Lavallee, son of the property owners at 93 Weirs Blvd addressed the Board. His parent's concern is that they were never told another unit would be built and that the other units would stay in the original footprints when they signed the purchase and sales. They are upset that the property hasn't been kept up and that the additional unit will block their view and drainage are the main concerns. J. Bisson noted there is improvement for drainage on what is existing and what is currently pavement is proposed to be landscaped. He feels the new structure will not impede the lake view.

Judy Lavellee, daughter in law of the abutting lot, noted the new unit looks close to the property line and the road. Chair P. Brunette explained there is a setback while J. Bisson showed on the plan. J. Lavallee noted the abutter objects to the new structure height and placement. She also noted the drive way is supposed to be moved and that hasn't happened yet. J. Bisson noted that the purchase and sales was negotiated and nothing was restricted.

Staff Review: Planning Director D. Trefethen read the staff review. He visited the site due to the concerns brought up at the last meeting. All the trees along Weirs Blvd will remain but the limbs and any dead part will be trimmed. Currently there is a construction fence to delineate construction for unit 12. The fence being constructed was requested at the last meeting by the abutter. He noted that unit 12 will be at elevation 520 and the existing buildings are at 536 at ground level. The developer committed to construct the driveway if the application is approved.

S. Hodgkins is concerned with what the abutter is confused about and apologized to the Lavallees. J. Bisson noted that the applicant didn't take advantage of the abutter. Everything was discussed at length and there was nothing deliberately done to confuse anyone.

Planning Director D. Trefethen clarified the waiver requests.

M. DellaVecchia mentioned he had visited the site last week with all the rain and nothing was overflowing to the road and was all going to where it should be.

Motion to approve the waivers for lighting and landscaping AND motion to approve the site plan and subdivision plan with the dates and conditions as stated in the staff review made by B. Beliveau, R. MacNeill seconded. C. St. Clair feels the layout is too much for the property. He feels that unit 12 is just stuck in there and something better can be done instead. The motion passed with all in favor and C. St. Clair against.

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. PL2021-0084SU; 56 Washington St; proposal to subdivide one lot into two

Motion to accept the application as complete made by B. Beliveau, S. Hodgkins seconded. All voted in favor by roll call vote.

Applicant: Arthur Boudreau addressed the Board and explained the proposal. Chair P. Brunette read an email from an abutter at 117 Franklin that had concerns with flooding.

The public hearing opened at 8:01 PM

Gilbert Gross of 117 Franklin Street reiterated his concern about the drainage and runoff. Chair P. Brunette noted that he went out to the site and noticed the existing catch basins are blocked with debris. Public Works' response is that Madison is a private street and none of the utilities are the City's.

The public hearing closed at 8:05 PM

Staff Review: Planning Director D. Trefethen read the staff review. He noted that Madison is not an accepted street, but a Public right of way. DPW initiated the process to accept the street. At the end of Madison, the church has a gate that stays open all the time. The 20 foot easement runs along the property line and allows for egress and installation of utilities. If the application is approved, a requirement will be made that the gate remain open or be moved as to not impede on the easement. Drainage is addressed at the building permit stage. He noted that the steep slope ordinance does not apply to single lots, only developments. He also noted that the Residential Zone allows single family dwelling as well as duplex, by right. The actual subdivision plan will be done and recorded prior to any building permits.

Motion to approve the subdivision plan with the dates and conditions as stated in the staff review as well as adding 2 e to remove or relocate the gate made by B. Beliveau, S. Hodgkins seconded. All voted in favor by roll call vote.

Planning Director D. Trefethen noted that the waiver for wetland mapping needs to be addressed prior to the approval as it impacts the placement.

- 9.II. PL2021-0085SP, 0088CUP(outdoor storage); 718 Endicott St North, Docks Unlimited; proposal for outside display and winter boat storage outside ~waiver requested for wetlands delineation

Motion to accept the application as complete made by S. Hodgkins, B. Beliveau seconded. All voted in favor by roll call vote.

Applicant: Terry Graham addressed the Board. He owns the company and lives there as well. He believes there is no wetland on his property, but added there could be one on the abutting property. He has been working on the water for over 40 years and knows wetlands. Anything the applicant is proposing is at least 50-60 ft from the property line. Planning Director D. Trefethen said that it is unknown where the wetland is but there isn't any on the subject property.

Chair P. Brunette noted the Board has the power to waive the soil scientist and wondered if having someone to test the area would be pointless unless the abutting property owner gives permission as well. Planning Director D. Trefethen and Assistant Planner R. Mora did a site visit to the abutting property in May when they noticed the ponding water. T. Graham explained that was a perimeter drain that had failed and his basement was getting flooded due to it. He dug and found the damaged pipe and was in the middle of resloping the area to flow away when he received a letter to stop. He was unaware he needed permission to do work. He would like to finish that work and has no intention to alter any wetlands. The barge he has will not be kept in the front unless it is being worked on.

M. DellaVecchia would rather not see any storage on any street frontages. S. McWilliam is not comfortable with granting the waiver. B. Beliveau asked if T. Graham will put down gravel under the stored items as it will help with infiltration and was told no as the majority of the property is flat and the front is mostly paved. T. Graham did reach out to a soil scientist but they are busy and can't get out for months.

Staff Review: Planning Director D. Trefethen read the staff review. He noted that staff has been working with the application for a few years and would like to get this issue resolved. B. Cheney asked if only the conditional use permit could be approved as long as he is 50 ft from the property line and Planning Director D. Trefethen would rather not due to the fact that it will take any leverage the City may have.

Chair. P. Brunette feels the waiver is to protect the environment and well as the abutting properties. T. Graham asked if there is a precedence set and told yes. He also noted that the drainage has always been there and he did nothing new. He worked hard to design something to satisfy the future and make the lot look good.

Motion to deny the waiver for wetland mapping and approve only the front display area for equipment, with the condition that after the wetlands mapping is complete, the application return to the Board and decision on the outdoor storage in the rear of the property will be made along with the dates and conditions as stated in the staff review made by B. Cheney, seconded. M. DellaVecchia does not like

storage on the street. C. St. Clair clarified the barge will be in the rear still and the applicant will work with staff on that aspect. T. Graham noted that as many as can fit of shrink wrapped boats and trailers, when approved, in the back of the property. All voted in favor by roll call vote.

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. Nominations AND Election of Officers

Motion to appoint P. Brunette as Chair, S. Soucy as Vice Chair and M. DellaVecchia as Secretary of the Planning Board made by C. St. Clair, B. Beliveau seconded. All voted in favor by roll call vote.

11.II. Reappoint S. Soucy as Planning Board liaison to Lakes Region Planning Commission

By acclamation the Board approved the reappointment of S. Soucy as liaison to the Lakes Region Planning Commission.

12. OLD BUSINESS

12.I. PL2021-0001SU; 56-126 Doris Ray Court; Corrective subdivision plan that was approved February 4, 2021

Motion to accept the updated plans for Doris Ray Court subdivision approved at June 1, 2021 meeting made by S. Soucy, R. MacNeill seconded. All voted in favor by roll call vote.

Applicant: Steve Smith addressed the Board and explained the change. He explained that he had not surveyed the lot. Some information was wrong on the plan and that has since been corrected and will need to be re-recorded.

Motion to approve the corrected plans for Doris Ray Court subdivision approved at June 1, 2021 meeting made by B. Beliveau, B. Cheney seconded. All voted in favor by roll call vote.

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

B. Cheney mentioned the water and sewer in the northwest part of the City. They are looking for an estimate on the cost of doing so. There is a genuine interest in figuring out what to do.

15. OTHER BUSINESS

15.I. 50 Church Street; Conceptual review for redevelopment of the property

Applicant: Nick Sceggell representing the applicant, addressed the Board. The proposal is to redevelop the former Holy Trinity School for apartments. The existing gym, which was added after, will be demolished and rebuilt to hold a total of up to 14 apartments. The entrance will be relocated further from Church Street. The existing easement will remain a one way off church. Trash removal will be in the back of the lot on the side with a screened dumpster. There will be landscaping between the property lines to prevent pass through. Street trees along Messer will be added. S. Soucy is concerned with the dumpster so close to the drainage. N. Sceggell noted it is the only place to allow for the truck to drive through the lot but will certainly look at other options. There will be 21 parking spaces. The Performance Zoning will be for the driveway and parking off Messer Street. The requirements are 10 ft and the request would be for 5 feet. This would be in line with neighboring properties. C. St. Clair asked about the existing trees and was told they would be coming down. C. St. Clair noted the previous owner spend a lot to save those birch trees. B. Beliveau doesn't agree and that parking is required.

Motion to approve the conceptual plan for the applicant to move forward with keeping in mind the drainage around the dumpster made B. Beliveau, S. Soucy seconded. All voted in favor by roll call vote.

15.II. 18 Endicott Street North; North Water Marine; conceptual revitalization plan

Applicant: Matthew Bangert of Roth & Roth, FMC, LLC addressed the board. Also present Bob Conrad, Northwater Marine owner and Pete Blakeman, the engineer of the project. M. Bangert went over the powerpoint presentation. Much of the property was developed over 30 years ago and since then, boats have gotten bigger. The entire site needs redesigning. Most of the buildings will be removed and rebuilt or slightly changed from the existing footprint. The first three off Endicott will be updated and pedestrian walkways will be taken off Channel Lane. The applicant is meeting with DES for pre applications and ideas with the retaining walls and buildings on the water. No buildings will block the right of way as they will be turned to make a space, rather than one large along the channel. The development will be phased and looking at the next ZBA and Planning Board submittal dates to start the process.

Motion to approve the conceptual plan for the applicant to move forward made B. Beliveau, B. Cheney seconded. All voted in favor by roll call vote.

16. ADJOURNMENT

The meeting adjourned at 10:03 PM

Respectfully,

K. Graham