

City of Laconia Minor Site Plan Committee
2:00 PM City Hall - Armand A. Bolduc Council Chamber
Accepted November 16, 2021

8/25/2021 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:00 PM

2. ROLL CALL

Members present: Tara Baker, Assessing; Rob Mora, Planning/ Zoning; Wesley Anderson, DPW; Nick Schwarz, LWW (2:05 PM)

Absent: Charlie Roffo, LFD; Al Graton, LPD

Chair W. Anderson noted a quorum was established

3. RECORDING SECRETARY

Kalena Graham

4. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

4.I. Acceptance Of Minutes From July 21

Motion to approve the minutes as adjusted made by T. Baker, R. Mora seconded. All voted in favor.

5. 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.

6. 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.

6.I. PL2021-0115MSP; 72 Church Street; Proposal To Change The Use Of The Building To Processing And Packaging

The public hearing opened at 2:03 PM

Applicant: Mary and Gavin Macdonald were present. M. Macdonald addressed the board. The applicant would like to purchase the property and relocated their existing business that currently is in Meredith, Genuine Local. She explained what the business does and how it works. They started in 2016 and grew fast. They have been looking for a larger property and feel this property is perfect. There is no cooking like in a restaurant. They make 40-80 gallons per batch. 90% of the water that comes in is

used in the ingredients and the rest is for cleaning. She explained the plan changes. The kitchen will stay as is.

There will be no dumpster on site as it would be a challenge due to the size of the site. The volume is so high that the applicant will bring the kitchen waste to the transfer station when needed and the rest is minimal so will use the conventional trash. Chair W. Anderson explained the trash limits. He noted a Grease trap will be needed as well. M. Macdonald noted that after purchase of the property they intend to hire a plumber to determine how to modify the plumbing.

N. Schwarz noted that an RPZ backflow device will need to be installed if not already installed and tested twice a year.

Chair W. Anderson noted on Church Street there is no designated loading zones and it's a first come first serve area. M. Macdonald said that big deliveries would be on the Church Street side and use the covered walkway.

Chair W. Anderson noted a WRBP commercial discharge permit would be needed. He also mentioned there is a sewer pipe that goes under the river and into a manhole in the parking lot. He suggested it be known so no cars will park on top in case there is an emergency.

R. Mora brought up signage. There is signage that has not been approved and any excess will need to be removed. M. Macdonald said the building is not open to the public so a lot of signs will not be needed. It's not a priority at the moment but don't plan on keeping all of them.

The public hearing closed at 2:15 PM

Motion to approve the application with the following conditions: Plumbing Permit from DPW required with engineered drawings, WRBP Commercial Discharge Permit, Sign permit from Planning, Removal of excess signage, RPZ in place, if not already, must be tested twice annually, any local and state permits and/or licenses; made by R. Mora, T. Baker seconded. All voted in favor.

6.II. PL2021-0016MSP; 33 Lexington Drive; Proposal To Add 1800 Sf Of Additional Pavement

The public hearing opened at 2:19 PM

Applicant: Geoff Gray addressed the board. Currently the site is under construction for mixed use. The proposal is to pave the ramp that is currently gravel for easier maintenance.

Chair W. Anderson would like to see a cross slope on the ramp because with the pavement the water will run down the driveway and create water and ice issues. He will send G. Gray the standard pitch on the road crown.

The public hearing closed at 2:24 PM

Motion to approve the application with the following conditions: Driveway Permit from DPW, WRBP Commercial Sewer Discharge Permit, Sign permit from Planning, Ramp to have a slope for runoff/icing; made by R. Mora, N. Schwarz seconded. All voted in favor.

7. OTHER BUSINESS

8. ADJOURNMENT

The meeting adjourned at 2:26 PM

Respectfully,

K. Graham