

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Conference Room 200A
Approved February 5, 2019

1/8/2019 - Minutes

1. CALL TO ORDER

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

2. ROLL CALL

K. Graham called the roll with the following members present: Sarah Jenna, Dave Broughton, Charlie St. Clair, Gail Denio, Mike DellaVecchia, Edwin Bones and Chair Peter Brunette

Absent: William Contardo, Brett Beliveau, Jay Forester, Claudia Marchesseault, David Bownes

S. Jenna was appointed a voting member.

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 December 4 minutes

With no objections, Chair P. Brunette stated the minutes were accepted as submitted on a motion made by D. Broughton, C. St. Clair second. All voted in favor.

6. PRESENTATIONS

7. EXTENSIONS

7.I. PL2017-0109SP; 423 Main Street; change use from commercial to multifamily; request for extension

Applicant: William Stack, from Steve Smith & Associates, representing the property owners, Landwild Holdings, was present to explain the request. A building permit is currently filed. Dick Weaver, of Laconia Housing Authority, stated they closed on financing in September and are in process of the demolition right now.

Staff has no objections to the extension request.

Motion to approve the extension request completion date to January 7, 2020 made by C. St. Clair, 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.

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. PL2018-0104SP; 435 Union Ave; Presidential Cottages & Woodside Pavilion at the Taylor Home; Proposal to add 6 single family units and a pavilion

Applicant: William (Bill) Stack of Steve Smith & Associates was present representing the applicant, The Taylor Home, spoke. B. Stack explained the proposal and discussed the cottages first. The application is in process of a third party review for Laconia Water Works. This area is the height of the gravity ability, anything above will need to be pumped. There is an AOT with the State in process. The drainage study is in process of being reviewed by third party. The project is served by water with individual 8 inch feed lines. The sewer is designed to gravity feed down to the main line in Kingsman Drive. The new sidewalk will tie into the existing internal sidewalks. The drains will tie into a detention pond. There will not be any peak flow running off site. Each unit has rain garden to capture roof water.

The pavilion will be the south side of the Woodside building. There will be a recreation area with pavement and parking. They will continue the use of the garden area for the residents to use, but it will be moved. Proposed is a small putting green, bocce ball court, shuffle board and picnic table area. There will be one utility building with handicap bathroom, served by seasonal water. A septic system is already approved by the state. The existing pavement parking area will be expanded with porous pavement and there will be rain gardens around the utility building as well.

The public hearing was opened at 6:52 pm.

Abutter input:

Sue Merritt of 35 Cole Street spoke. She had concern on the drainage from the snow storage which is proposed to be right above her property. She has lived there for 18 years and noticed an increase in water runoff since Woodside was built. Another concern was if any blasting would be happening as there was damage from the last time which she doesn't want to happen again. B. Stack said that after test pits, they found the area is not all ledge and if any blasting were to happen, there would be a pre blasting survey on the surrounding houses. He noted that the applicant has looked at constructing a drainage swale to redirect the runoff from the snow storage area where water won't go on abutting properties. Sue Merritt asked to be notified before any blasting takes place.

The public hearing closed at 7:00 pm.

Staff Review: Planning Director D. Trefethen was hoping to get the third party drainage report prior to the meeting. The report should be submitted at some point this week. At the next meeting, the application should be ready for decision. Staff recommends the board continue the application to the February 5 meeting at this time.

Motion to continue the application to February 5, 2019 made by E. Bones, G. Denio seconded. All voted in favor. D. Broughton abstained.

- 9.II. PL2018-0107SU; 148 Warren Street; Proposal to subdivide one lot into two ~waiver for sidewalks AND waiver for underground utilities

Applicant: Kevin Morrissette, the owner was present. He explained the proposal. Both lots will be served by water and sewer. He is requesting a waiver for sidewalks because there is one on the other side. He is also requesting a waiver to not put in underground utilities because of the difficulty to dig in the area. There was a house on the lot has been demolished. The existing driveway is still there but may move depending on how the houses are laid out. He asked the completion date be changed to June 2020 in case they can't make it by January.

The public hearing opened at 7:06 pm.

Abutter input: There was no one to speak for or against the application.

The public hearing closed at 7:07 pm.

Staff Review: Planning Director D. Trefethen noted the change in the format of the staff review. He read the staff review. Staff is ok with the change to June 2, 2020 for completion. The impact fee would only be subject to new lot. All the other homes on the street have overhead utilities, so approving a waiver would not make the lot stand out.

Motion to approve the application with the dates and conditions as stated in the staff review, with a revised completion to June 2020, made by E. Bones, D. Broughton seconded. All voted in favor.

Motion to approve the waiver for sidewalks made by E. Bones, D. Broughton seconded. All voted in favor.

Motion to approve the waiver for underground utilities made by E. Bones, C. St. Clair seconded. M. DellaVecchia opposed. The motion passed 6-1.

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. PL2018-0072SP; 903 Union Ave; construct 85 x 85 ft structure for boat storage

The applicant requested the acceptance be continued to February 5, 2019.

Motion to continue the application acceptance to February 5, 2019 made by G. Denio, E. Bones seconded. All voted in favor.

- 10.II. PL2018-0080SU; New Hope Drive; proposal for a conventional 22 lot subdivision, previously approved with expiration in 2014; ~waiver for updated plans

Motion to continue the application acceptance to February 5, 2019 made by G. Denio, D. Broughton seconded. All voted in favor.

- 10.III. 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

Planning Director D. Trefethen told the board the applicant has been delayed and staff requests an application acceptance for March 5.

Motion to continue the application acceptance to March 5, 2019 made by D. Broughton, S. Jenna seconded. All voted in favor.

11. NEW BUSINESS

12. OLD BUSINESS

13. PLANNING DEPT REPORT

Planning Director D. Trefethen gave a brief report. There is a Master Plan Steering Committee next week. Discussion on the downtown zones has begun and reconfiguring/redefining of the RR2 zone.

14. LIAISON REPORTS

LRPC: Chair. P. Brunette is about to attend his first meeting soon. His email from the Commission did mention one task being worked on is the environmental assessment of the former state school property. Nothing can be done on that property until the land is cleaned up.

15. OTHER BUSINESS

16. ADJOURNMENT

Motion to adjourn the meeting made by G. Denio, no seconded needed. All voted in favor.

The meeting adjourned at 7:26 pm

Respectfully,
K. Graham