

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

2/4/2020 - 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, Sarah Jenna, David Bownes, Mike DellaVecchia, Peter Brunette

Absent: Charlie St. Clair, Edwin Bones, Jay Forester

Chair P. Brunette seated Brett Beliveau as a voting member

Chair P. Brunette noted that item 10.1, 1330 Union Ave, is just acceptance and that no public input will be taken.

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Assistant Planner Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of Minutes from December 3

Motion to accept the minutes as submitted made by M. DellaVecchia, B. Beliveau seconded. All voted in favor.

6. PRESENTATIONS

6.I. Amendment to the Permitted Use Table & Dimensional Requirements Table

Assistant Planner R. Mora explained the changes since Council approval of the short-term lodging. There is a proposed change with the dimensions in the UC district as well, due to challenges faced with the setback calculations.

Motion to send the permitted use table and dimensional requirements tables to public hearing for March 3, 2020 made by D. Bownes, S. Jenna seconded. All voted in favor.

6.II. Updates to Chapter 89, the Technical Review Committee

Assistant Planner R. Mora explained the changes to the regulations. No motion is required since regulations stay at Planning Board level.

7. EXTENSIONS

- 7.I. PL2017-0109SP; 423 Main Street; change use from commercial to multifamily; request for extension to Sept 1, 2020

Applicant: Steve Smith representing the applicant. This is the second extension request. The applicant has attempted to get the site work completed before the weather but was not able to do so. The building is basically done, just the site work to be completed. Like final pavement, striping, landscaping and repairing some sidewalk. The applicant believes they will be done by June but requesting until September, just in case.

Motion to approve the extension request to September 1, 2020 made by D. Bownes, B. Beliveau seconded. Motion passed with Chair P. Brunette abstained because he just made an application for his parents to go in there.

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. PI2019-0124SU; 55 Bay Street/6 Winnisquam Ave; boundary line adjustment

D. Bownes asked the board if the applicant could combine the applications for Bay St in his presentation, the board agreed.

Applicant: Phil Brouillard addressed the board. He recently purchased the property on Winnisquam to use the lot for boat launch from the Bay Street property. The Winnisquam lot will have more impervious lot coverage decrease. D. Bownes asked if the amendment doesn't go through, would the land swap still happen and was told yes.

The public hearing opened at 6:51 PM

Abutter input: no one spoke for or against the application

The public hearing closed at 6:51 PM

Motion to approve the boundary line adjustment with the dates and conditions as stated in the staff review made by D. Bownes, S. Jenna seconded. All voted in favor.

- 8.II. PL2019-0108SP,0115CUP(alt parking); 903 Union Ave; proposal for alternative parking

Applicant: Phil Brouillard addressed the board. The proposal is for a 20 car parking lot off Union Ave. The original proposal was for boat storage but the applicant couldn't get it to work with the lot. Parking would be for various businesses in the area, located at the corner of Walnut and Union. Basically, the lot will look like what is currently there but with an additional retaining wall.

The public hearing opened at 7:24 PM

Abutter input: no one spoke for or against the application

The public hearing closed at 7:24 PM

Staff Review: Assistant Planner R. Mora read the staff review. He noted that staff wanted to share that the proposal isn't the best use for the property but parking is needed in the area. D. Bownes emphasized parking is needed in Lakeport.

Motion to approve the conditional use permit for alternative parking with the dates and conditions as

stated in the staff review made by S. Jenna, B. Beliveau seconded. All voted in favor.

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. PL2018-0037SP amd1; 55 Bay Street; proposal to amend the previously approved site plan

Applicant: Phil Brouillard explained the changes from the last approval. The proposal is to increase the size of the building and add valet service at 9 Winnisquam Ave. He stated that the issue with the roads didn't just come up. He has been working with DPW and Planning for months and believes he meets all the statutes. Because they are moving the utilities underground (so they aren't in the way) down Winnisquam Ave, he is repaving the road. He is also proposing to put in sidewalk down Bay Street. On the parcel he is proposing to add more trees and grass to improve what is currently there. M. DellaVecchia asked what size boats there will be and P. Brouillard noted the average is 22 ft and that is what they intend to have. The racks are limited in length.

The public hearing opened at 7:11 PM

Abutter input:

Ralph Langevin of Winnisquam Ave addressed the board. He asked the board if any of them have ever been down in the area. He addressed the fact that tractor trailer trucks go down many times daily. He doesn't understand the issue with the forklift. He feels the forklifts will cause less harm on the road than the big trucks that travel the road daily.

The public hearing closed at 7:15 PM

Staff Review: Assistant Planner R. Mora read the staff review and addressed the DPW concern. D. Bownes wants input on the memo that was submitted from DPW. M. DellaVecchia concerned about the stockade fence along the wow trail and P. Brouillard said he was told to have it as a security fence. D. Bownes' concerns are of what the DPW had concerns about and suggested tabling the application.

Motion to table the application to March 3 for more input from DPW. made by D. Bownes, B. Beliveau seconded. Chair P. Brunette feels tabling would not be appropriate. The applicant was held off last month because of a quorum issue with the board. He feels that DPW's opinion will stay the same. M. DellaVecchia feels the applicant has been willing to do what is needed to do what needs to be done. After the vote, the motion fails 3-2 (D. Bownes, B. Beliveau for and M. DellaVecchia, P. Brunette and S. Jenna oppose).

Motion to approve the application amendment with the dates and conditions as stated in the staff review and an additional condition that the travel paths on Winnisquam Ave and Bay Street for the forklift, with the load, be built to City standards and the additional requirements as outlined by DPW for the weight load. made by M. DellaVecchia, S. Jenna seconded. All voted in favor. B. Beliveau abstained.

- 9.II. PL2019-0137SP, 0138CUP(wetland), 0139CUP(Alt parking), 0140CUP(boat storage); 129 Channel Lane, Winnisquam Marine; proposal to replace a 16,000 sf boat storage building with a 22,800 sf 45 ft height with associated site work to improve the site

Applicant: Erin Lambert and Russel Rucker of Wilcox & Barton, Inc were in attendance to present engineering design information and Ed and Ryan (son) Crawford of Winnisquam Marine, Inc were in attendance to present the business operations information. E. Crawford gave a short intro on the marina history. He started the business in 1977 in Belmont and in 2017 bought Channel. Back in the day, the boats were smaller. The boats now are much bigger and the current building is too small and in need of repair. The business is family owned and operated so one of them is always on site.

E. Lambert went over the proposal. The building will be in the same location but longer and 45 ft higher

and fully enclosed for security. Removing gravel and adding grass and drainage controls. The building is not connected to municipal utilities and will be using the existing electrical. There is wetland located on the north side of the lot but will not be in that at all. They share parking with the neighboring lot.

The public hearing opened at 7:35 PM

Abutter input: no one spoke for or against the application

The public hearing closed at 7:36 PM

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

Motion to approve the conditional use permits for wetland buffer encroachment, alternative parking and boat storage with the dates and conditions as stated in the staff review made by B. Beliveau, S. Jenna seconded. All voted in favor.

- 9.III. PL2019-0142SP, 0144CUP(performance zoning); 781 Union Ave/ 27 Clinton St; proposal to rehab first & second floors, convert third floor to two residential units, remove structure at 27 Clinton for parking and merge the two lots into one

Applicant: Steve Smith representing Antaeus Holdings Ltd addressed the board. The goal is to merge the lots. The applicant obtained an Admin Approval for the first floor rehab. They are proposing to restore the opera house, put in a coffee shop and offices and residential units above on the top floor. The current stairway doesn't meet code so they are proposing to add a second means of access with an elevator addition. The residence on 27 Clinton Street has been demolished and went before the Heritage Commission. They will be providing 13 parking spaces, a dumpster, adding landscaping and a fence along the back of the property. stormwater treatment facility under parking lot.

The public hearing opened at 7:53 PM

Abutter input: no one spoke for or against the application

The public hearing closed at 7:53 PM

Staff Review: Assistant Planner R. Mora read the staff review. He noted the waiver for infill and reuse for the impact fees is requested.

Motion to approve the waiver for impact fee reduction made by S. Jenna, D. Bownes seconded. All voted in favor.

Motion to approve the conditional use permit for performance zoning with the dates and conditions as stated in the staff review made by D. Bownes, S. Jenna seconded. All voted in favor.

- 9.IV. PL2019-0123CUP (outdoor boat storage); 19 Rollercoaster Road; proposal for outdoor storage

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

Applicant: Renee Loud representing East Coast Flightcraft, Inc addressed the board. There are already boats on the property and they are looking to add more boats to the property as a display. The boats will be located on the grass area of the lot.

The public hearing opened at 8:01 PM

Abutter input: no one spoke for or against the application

The public hearing closed at 8:01 PM

Staff Review: Assistant Planner R. Mora read the staff review. The applicant will be adding a vegetative buffer and has moved the existing sign to be in compliance.

Motion to approve the conditional use permit for boat storage with the dates and conditions as stated in the staff review made by B. Beliveau, S. Jenna seconded. All voted in favor.

9.V. PL2019-0143SU; 62 & 64 Prescott Ave; proposal to adjust the boundary lines between the two lots

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

Applicant: Lorri Desmarais, the property owner of 63 Prescott was in attendance. L. Desmarais addressed the board with the proposal. The applicant has been working on this agreement for the past few years, since they purchased the property. There was a disagreement on where the boundary was and now the two properties have a mutual agreement in place.

The public hearing opened at 8:07 PM

Abutter input: no one spoke for or against the application

The public hearing closed at 8:08 PM

Staff Review: Assistant Planner 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 S. Jenna, B. Beliveau seconded. All voted in favor.

9.VI. PL2020-0002SP; 1184 Weirs Blvd; proposal to add paved parking spaces, screened dumpster & port-a-potty

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

Applicant: Steve Smith representing the property owner Denis Bourque, addressed the board. D. Bourque was also in attendance. S. Smith explained the proposal. There are 8 existing residential units and 13 existing boat slips. In 2009 the applicant was approved for a condominium conversion and addition of 3 more unit addition. The current gravel area is proposed to be paved and storm water treatment added. There was no dumpster originally because there was individual trash for each apartment. With the condo conversion there will be a dumpster proposed. The only change to the site is paving the gravel and increasing the greenspace.

The public hearing opened at 8:17 PM

Abutter input: no one spoke for or against the application

The public hearing closed at 8:17 PM

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

Motion to approve the site plan with the dates and conditions as stated in the staff review made by M. DellaVecchia, B. Beliveau 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. PL2020-0003SP; 1330 Union Ave; proposal to construct 32 condominium units, garages, and open parking

Assistant Planner R. Mora suggested making the motion for the sidewalk waiver prior to acceptance. There was discussion on where the sidewalks should be. It was suggested by DPW that the applicant apply for the waiver.

Motion to deny the waiver for sidewalks due to the fact that the proposal would be adding more people in the area and sidewalks are needed, made by M. DellaVecchia, S. Jenna seconded. All in favor.

Motion to continue the application acceptance to March 3 made by D. Bownes, B. Beliveau seconded. All voted in favor.

11. NEW BUSINESS

11.I. Planning Board member appointee to Historic District Commission (H.D.C)

Assistant Planner R. Mora suggested waiting to the next meeting to see what the new members and full board might want to.

12. OLD BUSINESS

13. PLANNING DEPT REPORT

Assistant Planner R. Mora stated Staff is looking to a special exception for short term lodging, correct the name for the minor site plan committee and rewrite the site plan and subdivision regulations internally and that document should be to the board within the next few months.

14. LIAISON REPORTS

Chair P. Brunette stated he missed the last few meetings for LRPC so has no updates.

D. Bownes is trying to make an effort to jumpstart the Master Plan Steering Committee again and getting the document finished this year.

There was discussion about the bills being proposed for the state school property.

15. OTHER BUSINESS

16. ADJOURNMENT

Motion to adjourn made by D. Bownes, S. Jenna seconded. All voted in favor.

The meeting adjourned at 8:36 PM

Respectfully,
K. Graham

DRAFT