

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted March 5, 2019

2/5/2019 - Minutes

1. CALL TO ORDER

Chair Peter 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, Mike DellaVecchia, David Bownes and Chair Peter Brunette

Absent: William Contardo, Brett Beliveau, Jay Forester, Claudia Marchesseault, Edwin Bones, Gail Denio

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 January 8 minutes

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

6. PRESENTATIONS

7. EXTENSIONS

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

Applicant: Bill Stack was present representing the applicant, the Taylor Home. B. Stack updated the board on the progress. The alteration of terrain permit was received from the State. A swale was added per some abutter water issues. Some minor revisions were done due to third party reviews. There was added snow storage areas along the proposed road and catch basin to catch snow melt. Added trees for a buffer. Added an oil/water separator in last catch basin before water leaves the site. The pavilion area is currently used as parking area. The proposal is to add additional parking. The pavilion will be open with seasonal use. There is an existing shed with handicap bathroom. A rain garden will be added and there will be bocce ball, shuffle board, horse shoe areas and small putting green. They added underdrain to the porous pavement to provide underflow for backup.

D. Bownes asked what the Taylor Home plans to do where the gate is where Prospect and Cole meet and B. Stack doesn't think they are doing anything in the future. The new road will be close to the

existing pathway for an entrance within the development. The Taylor Home intends to keep the walking trails on campus. The snow storage at the end of Kinsman will continue, but they added the swale to catch the melt before going on to abutting properties. The snow storage is just snow off that side of road, not the whole site.

The public hearing opened at 6:52 pm.

Abutter input: Sue Merritt of 35 Cole Street spoke. She asked that the snow storage be delineated on the plan. Steve Smith does not agree with showing exact placement. The dirt road is the emergency access and will not have snow sitting on it. S. Smith planting 7 or 8 evergreens for a buffer as requested.

Jeff Cloutier of 40 Prospect Street asked B. Stack to show the snow storage areas along the new road. He appreciates the landscape buffer being put in.

Ellen Giguere 52 Prospect asked about the street lights and them shining on their property. B. Stack noted that there will be no spillage, according the numbers, but they will see the lights.

The public hearing closed at 7:03 pm.

Staff Review: Planning Director D. Trefethen read the staff review. They are still in negotiations on some details with the Water and Fire Depts. D. Bownes would like the stone walls to stay intact and if something were to be done to provide notice so abutters have a chance to have a say. S. Smith's understanding is that the walls will not be disturbed. Planning Director D. Trefethen noted that one of the stone walls is on the property line so it can't be touched. Staff can keep on eye to make sure the other wall stays intact.

Motion to approve the application with the dates and conditions as stated in the staff review as well as the issues with the other depts be done, and note that staff will keep an eye on the wall, made by D. Broughton, S. Jenna 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. PL2018-0112SP; 950 Main Street; Winnepesaukee Eye; proposal to raze office building & garage and construct new office building with associated parking, landscaping, lighting, drainage/grading and utilities

Applicant: Paul McManus was present along with his wife, Katherine Zagroba. P. McManus explained the reason for the proposal. He has been practicing since the early 1980's and would like to keep the practice in Laconia. There are restraints on the building size and handicap capability and can only add on so much, the existing structure can't expand. The new structure would give more space and accessibly.

Bernie Temple who has been working with Jon Rokeh on the project, went over the proposal. The intent is to raze the buildings and realign the parking. The drainage from the existing site goes into one catch basin then to the city drains. The proposal is for pervious pavement with curbing and 80% will be going into it. The applicant is still working with the Fire, Water and DPW Depts on specifics. The new layout and building and site will be more convenient for the clients. The grade of the lot is not changing. Snow will be pushed to back of the lot and will be removed from the site when there is too much.

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 applicant received a variance for parking and side setbacks. Staff recommends approval. The office will relocate for temporary use while the work is being done.

Motion to approve the application with the dates and conditions stated in the staff review made by D. Bownes, D. Broughton 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. PL2018-0072SP; 903 Union Ave; construct 85 x 85 ft structure for boat storage
This application has been withdrawn.

- 10.II. PL2018-0080SU; New Hope Drive; proposal for a conventional 22 lot su

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

11. NEW BUSINESS

12. OLD BUSINESS

13. PLANNING DEPT REPORT

Planning Director D. Trefethen noted the Master Plan Steering Committee is continuing discussion on formal recommendations as follow-ups to the Master Plan.

The State School property is ongoing. Chair P. Brunette asked to be noticed on the next meeting.

LRPC allocated 3 commissioners and current members are D. Anson and P. Brunette. As a resident R. Mora volunteered to be the third.

Motion to appoint P. Brunette and R. Mora to the Lakes Region Planning Commission made by P. Brunette with D. Broughton second.

14. LIAISON REPORTS

Chair P. Brunette asked about the Colonial Theater and D. Bownes said it will be addressed in February.

15. OTHER BUSINESS

16. ADJOURNMENT

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

The meeting adjourned at 7:36 pm

Respectfully,

K. Graham