

CITY OF LACONIA PLANNING BOARD  
6:30 PM City Hall - Armand A. Bolduc Council Chamber  
*Accepted March 7, 2023*

2/7/2023 - Minutes

1. CALL TO ORDER

Chair Peter Brunette called the meeting to order at 6:32 PM

2. ROLL CALL

Members present: Brett Beliveau, Amy Lovisek, Rob Mora, Rich MacNeill, Bruce Cheney, Charlie St. Clair, Scott McWilliam, Mike DellaVecchia, Stacy Soucy

Absent: Louis Joseph

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of January 10 minutes

With no objection, Chair P. Brunette declared the minutes accepted.

6. PRESENTATIONS

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.

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. PL2022-0070SP, 0071CUP(perf zon); 35, 53, 71 Winnisquam Ave; Proposal to reconstruct retaining wall, boat ramp, boathouse and one residential building within the four parcels

Chair P. Brunette read the letter from the Public Works Director.

Motion to table the application to March 7 made by R. Mora, S. McWilliam 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. PL2000-0109SU amd5; 61 Pendleton Rd, Beechwood Development; Proposal to amend the cluster subdivision from 12 to 13 lots

Applicant: Peter Howard of Dubois & King representing the Remington's addressed the board. Jon Remington participated by phone. He gave a brief history of the 23 year old project. The project was originally approved with 15 lots and has been amended many times changing boundaries and conditional use permits for wetland buffers. He noted that these would be final amendments to make the lots more palatable to potential buyers. The two roads will continue to be private. This amendment is to reconfigure the lot lines and have access to lots 9, 10, 11 & 13 off the private road off Pendleton, make sewer, power and fire truck access more direct and assist Eversource in creating an electrical loop between Pendleton Road and Wentworth Cove Road.

The public hearing opened at 6:45 PM.

No one spoke for against for the application. The public hearing closed at 6:45:50 PM

Staff Review: K. Graham noted that the staff review which usually has ideas for the findings is not on the staff review and would need to be stated with the motion.

Chair P. Brunette moved the conceptual review applications after the public hearing section.

B. Cheney had concerns with the width of the pavement in the right of way. The board had a lengthy discussion about what width the pavement on the private driveway should be and whether it should be required to be wider. B. Beliveau mentioned this right of way is a private road and the Fire Dept has signed off on it and questioned the amount of public rules on a private road.

Impact fees and the old cluster ordinance was discussed.

Motion to approve the amendment with the dates and conditions as stated in the staff review as well as additional note to the plan to have the private right of way be clear at all times made by C. St. Clair, S. McWilliam seconded. Discussion ensued again on the width of the private right of way. The board's suggestion was to increase the shoulder width and require vegetation maintenance so that the usable part of the driveway would be wider.

The motion amended to add a note that the entire right of way has to be maintained. The board finds the amendment that is request is not going to cause a significant change to the environment and is in conformance with the regulations. The motion passed 7-2 with B. Beliveau, A. Lovisek, R. MacNeill, C. St. Clair, S. McWilliam, M. DellaVecchia, S. Soucy for and R. Mora, B. Cheney oppose.

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

S. McWilliam brought up the right to know training and thought it was very informative. He liked the idea of setting time limits for public comments. B Cheney would like to formally limit the time speaking as well.

Chair P. Brunette noted transparency is necessary. He would like to see public comment on the agenda with board discretion.

There was discussion about adding public comment to the agenda and how it would work but nothing further came out of it.

#### 12. OLD BUSINESS

- 12.I. Discussion of whether the City should adopt an ordinance, pursuant to NH RSA 674:22 and RSA 674:23, declaring a temporary moratorium on the issuance of building permits or the granting of subdivision or site plan approval due to the City's, "lack of capacity to accommodate anticipated growth in the absence of such an ordinance."

Chair P. Brunette started by saying the most important job of the board is the Master Plan. He referred to the RSA and suggested the board really read and look at it. R. Mora suggested starting the Master Plan process since the last was done in 2018. K. Graham will print paper copies of the RSA and latest Master Plan for the board.

There was discussion on the short term lodging around the city.

There was discussion on enforcement of conditions on approved projects.

Motion to table the item to March 7 made by B. Cheney, C. St. Clair seconded. All voted in favor.

### 13. PLANNING DEPT REPORT

### 14. LIAISON REPORTS

LRPC: S. Soucy updated the board on the land use books as there haven't been any meetings since the spring.

ConCom: A. Lovisek noted the city was invited to be part of a grant to rid the invasive vegetation along the shore line and reestablish it. Gale Ave and Bartlett Beach are on the list.

Council: Bruce Cheney noted the concern surrounding the short term lodging in the city. He would like the board to be ok with a statement of intent for Council. There was no one opposing.

HDC: C. St. Clair noted that the first meeting of year was canceled. He mentioned 76 Lakeside has been demolished.

### 15. OTHER BUSINESS

- 15.I. 17-19 Bay Street; Conceptual review to develop 12 units below market value income

Applicant: Carmen Lorentz, Executive Director of Lakes Region Community Developers and Celyne Godbout, Director of Residential Services at Lakes Region Mental Health were present. C. Lorentz gave a brief history of LRCD and the projects around the city over the last 30 years. She discussed the gap in housing unit in the Lakes Region from research done by LRPC for the income bracket. She understands the fears and frustrations coming out. One solution is to build units to prevent more homelessness. She noted that most people don't become homeless because of mental illness but after becoming homeless.

C. Godbout discussed the background of LRMH. She gave some examples of the types of clients that would be eligible for the units who are current customers.

C. Lorentz noted that Hodges is the management company that is used. She reminded the board that the units will be apartments, not a mental hospital or facility with caretakers. The process is the same with the rest of the apartments throughout the city with leases and rules and possibility for evictions if rules are broken. The main LRCD office is two doors down on the corner of Court and Bay St. Typical leases are 12 months then month to month after. There will be a residential staff on side Mon-Fri 8 AM to 4 PM.

Much of the comments from the last meeting have been addressed. There will be one ADA unit on the

first floor. It will be a secure facility with camera systems.

C. St. Clair mentioned that he had a question asked to him regarding the assessments and property values of the surrounding units and if there has been a decrease. C. Lorentz noted that kind of study has not been done but can look into it.

A. Lovisek appreciates the fact that parking was added but still had issue with the lack of parking for residents. C. Lorentz understands the concern but is confident that there won't be a parking issue. She noted that there is parking available at the office as well as and could use that as extra if needed. R. Mora had concern with parking as well.

S. Soucy asked about the off hours when no staff are on site such as a phone number or someone to call if there is trouble. C. Lorentz said there will be an emergency number to LRMH also, if there are issues the Police should be called. S. Soucy also had concern with the porch on the road side of the house. Normally people hang out on the porch and ends up being a dumping ground. C. Lorentz said they would bring the concerns to the architects. S. McWilliam feels that front porches help support community and neighborly responsibility.

There was question on the email concerns from citizens and Chair P. Brunette noted that the conceptual plan is a general plan of the property and constructive feedback for when the full application is submitted. C. St. Clair asked for some background on Police to weigh in as well.

C. Lorentz noted that LRCD pays taxes on their developments.

Motion to approve the concept made by C. St. Clair, R. Mora seconded. Discussion: R. Mora recognized the attempt at parking but still had concern with the lack of parking. The motion passed 7-2 with R. MacNeill, C. St. Clair, S. McWilliam, M. DellaVecchia, S. Soucy, R. Mora, B. Cheney for and B. Beliveau, A. Lovisek, oppose.

15.II. 62 Pleasant Street, Bank of NH, reconstruction of a new 3 story structure with associated parking and greenspace changes

Applicant: David Sherborne and Barry Stowe of Opechee Construction were present. The relief from the performance zoning would be for the canopy along Pleasant Street to be partially in the setback. D. Sherborne went over the proposal. Currently there are 66 parking spaces and after will be 71. On street parking will go from 15 spaces to 16 and greenspace will go from 16 to 22%. Currently the structure has three stories and a basement. The proposal will still be three stories but on a slab and no basement. The architecture will match the existing downtown area.

C. St. Clair asked how long this project might take and was told 14-16 months. Overlap from building to building would be another two months. The traffic patten will stay the same during construction. There is discussion about solar but is not final yet. The existing trees will be retained. The board was in agreement about the proposal.

Motion to approve the concept made by S. Soucy, C. St. Clair seconded. All voted in favor.

16. ADJOURNMENT

The meeting adjourned at 8:50 PM

Respectfully,

K. Graham