

CITY OF LACONIA HERITAGE COMMISSION  
5:00 PM City Hall - Armand A. Bolduc City Council Chamber  
*Draft Minutes*

2/10/2021 - Minutes

1. Call to order

Michael Sweet called the meeting to order at 5:05 PM

INTRODUCTION FOR ELECTRONIC MEETINGS

As Chair of the Heritage Commission, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;

We are utilizing the Zoom platform for this meeting where all members of the Board will have the ability to communicate, and the public will have access to watch or listen to this meeting through dialing the following phone # 1-312-626-6799. To participate in the meeting, you need to log on to Zoom: then type the Webinar ID 819-7776-2911, Webinar Passcode 253427.

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using Zoom, and instructions are provided on the City of Laconia's website at

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem, please call 524-3877 x 249 or email at: [planning@laconianh.gov](mailto:planning@laconianh.gov)

d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

2. Salute to the flag

Chair M. Sweet led the Pledge of Allegiance

3. Roll call

Members present at City Hall: Michael Sweet, Dorothy Duffy, Mark Haynes

Member present via Zoom: Lois Kessin, Jane Whitehead, Catherine Tokarz

4. Recording secretary

Kalena Graham

5. Staff in attendance

Planning Director Dean Trefethen

6. Acceptance of Minutes from previous meeting

6.1. Acceptance of Minutes from November 12 AND December 9

Motion to accept the minutes from November 12, December 9 and special meeting December 28 made by M. Haynes, C. Tokarz seconded. All voted in favor by roll call vote.

7. City Council Liaison Report

M. Haynes noted that Council is diligently looking for the best fit for the Church Street buildings purchaser, not necessarily the best money.

Council extended the Lakeside application for 60 days. They took the request very seriously and appreciate the work the Commission has been doing. He thanked C. Tokarz for her kind words.

8. Planning Board update

D. Duffy referred to Planning Director D. Trefethen. The building permit for the first building on Elm Street has been submitted. With the sale of CJ Avery's and the applicant will be going back to Planning Board to amend the application to include that site. The Barton's lot has been pretty much demolished except for a few accessory structures which will be moved to the abutting property.

The Master Plan Steering Committee will be restarting and the first meeting is February 11 at 6:30 PM. One item slated to start discussions will be how demolitions are handled and where teeth can be added in the ordinance.

9. Old business

9.1. Update on 76 Lakeside Ave

Planning Director D. Trefethen noted there are a couple of emails between the applicant and himself. The applicant has been running ads and has received inquiries on moving the building. One inquiry that is in the Weirs is very interested but after preliminary estimates the cost just to move the building was over \$100k and may not pursue. L. Kessin asked if other interested parties were in the Weirs and wondered if the building would stay in the Weirs and Planning Director D. Trefethen is not sure. The applicant's intent is to remove the building one way or another. J. Whitehead has concerns with the cutting away of the hillside and what damage that could cause. Planning Director D. Trefethen noted that with development stormwater plans are required but as of now, there is nothing submitted to review.

10. New business

10.1. 196 Paugus Park Road

Steve Starr addressed the Commission via Zoom. He has been in the neighborhood for 25 years. He is a home builder and resides full time in Massachusetts. It appears that the home was constructed in the 1960's and no other improvements done since the late 90's early 2000's when completely remodeled. Currently the structure encroaches on the setbacks where the proposed will not. The structure does not match the surrounding ones. The basement floods and the sump pump runs continuously. Parking was across the street but was on City property and since they put drainage in, there is only parking on the street. The new proposal will fix that as well. J. Whitehead noted the structure is not architecturally interesting but has a beautifully crafted chimney and S. Starr noted that it needs substantial upgrades.

Motion to approve the demolition application made by D. Duffy, C. Tokarz seconded. All voted in favor

by roll call vote.

#### 10.II. 350 Lakeside Ave

Wade and Chris Burchell addressed the Commission via Zoom. They purchased the property three years ago and want to improve the property. The building has experienced significant damage. Road water was being directed into the building and the foundation is crumbling. They are proposing to tear down and rebuild in the same foot print but go higher with an apartment above with one bedroom and the lower part commercial. Possibly a coffee shop. Something that can be open all year since the area is shut mostly down then. D. Duffy asked if there is anything savable in the building and was told nothing was there when they bought it. C. Burchell would like to keep the look of the post office but operate it as a coffee shop. D. Duffy like the idea and the fact that would attract families to the area. W. Burchell noted he would also like to put cameras in the area to help the Police Dept.

Motion to approve the demolition application made by L. Kessin, D. Duffy seconded. All voted in favor by roll call vote.

#### 10.III. 23 Summit Ave

Todd Kobelski addressed the Commission via Zoom. The first question was if the structure was a single family and was told yes. It was a cottage and has been added to. The property now belongs to the children and they intend to subdivide the property. They have applied to the variance and will be bringing water to the site. Everything will be torn down and two separate structures would go on the two lots. C. Tokarz asked if there was anything in the cottage of value and was told no.

Motion to approve the demolition application made by C. Tokarz, L. Kessin seconded. All voted in favor by roll call vote.

#### 11. Public comment

#### 12. Other business

D. Duffy mentioned that the Lakes Region is a desirable place for second homes. M. Haynes brought up that last year's building permits were over \$14 million and so far this year they are over \$30 million. There is a lot of positive things happening.

Planning Director D. Trefethen added that the Master Plan Steering Committee is looking to add one to two more members and suggested letting him know if anyone is interested.

#### 13. Adjournment

The meeting adjourned at 5:55 PM.

Respectfully,  
K. Graham