

City of Laconia Minor Site Plan Committee
2:00 PM City Hall - Armand A. Bolduc Council Chamber
Accepted March 22, 2023

2/22/2023 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:31 PM

2. ROLL CALL

Present: Nick Schwarz, Water Dept; Al Graton, Police; Tara Baker, Assessing; Kalena Graham, Planning/Zoning/Code; Wes Anderson, DPW

Absent: Tim Joubert, Fire

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance Of January 25 Minutes

Motion to accept the minutes made by A. Graton, N. Schwarz seconded. All voted in favor.

6. 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.

7. 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.

7.I. PL2023-0009MSP; 1258 Union Ave; Proposal To Change The Use From Vehicle Sales/Service To An Eating/Drinking Place With Association Parking And Site Improvements. *The Applicant Is Also Requesting A Waiver Request From Section 7.5 Of The Site Plan Regulation Requiring Drainage Calculations

The public hearing opened at 2:32 PM

Applicant: Nathan Chamberlain of Fieldstone Land Consultants was present. Also present Peter Grenier, property owner and Paul Tokanel the owner of the proposed restaurant.

N. Chamberlain went over the revised plan. One change is to shift the driveways to make parking more efficient. Currently, the entrance and exit are one way in and one way out. There will be 39 parking spaces and will be adding approximately 700 sq ft of pavement. Greenspace will be changing by less than one percent. The budling will stay in the same footprint. The current sheet flow goes to the lake. The proposal is to install a rain garden.

N. Chamberlain addressed the dept's comments with the exception of the easement. There will be no impact in the area of the easement which is for the land across the street. P. Grenier will be taking a closer look at the easement.

Chair W. Anderson would like to see more clarification on the rain garden detail to add a note that the top of the pavement will not exceed the berm elevation. He would like to see the drainage calculations. He is looking at the future when the City becomes an MS4 community. It will cost less now to do the work than to modify future MS4 requirements.

Sidewalks will be installed and the applicant will work with DPW on the details.

The public hearing closed at 2:53 PM.

Motion to deny the waiver but approve the site plan application with conditions that revisions are submitted to show location of the sidewalk after coordinating with DPW, stormwater calculations to determine if raingarden is large enough to support the impermeable area on the lot be provided, and plan details on the force main/pump station to include determining if the existing force main has the capacity to support the restaurant's sewage be provided, made by N. Schwarz, A. Graton seconded.

8. OTHER BUSINESS

9. ADJOURNMENT

With no other business before the committee, the meeting adjourned at 2:55 PM

Respectfully,

K. Graham