

City of Laconia Minor Site Plan Committee
2:00 PM City Hall - Armand A. Bolduc Council Chamber
Accepted April 27, 2022

2/23/2022 - Minutes

1. CALL TO ORDER

Acting Chair Dean Trefethen called the meeting to order at 2:07 PM

2. ROLL CALL

Members present: Nick Schwarz, Water; Al Graton, Police; Tara Baker, Assessing; Dean Trefethen, Planning/Zoning/Code

Absent: Wes Anderson, DPW; Charlie Roffo, Fire

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance Of Minutes From December 22

With no objections Acting Chair D. Trefethen declared the minutes accepted.

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. PL2022-0012MSP; 176 Fair Street, Boulia Gorrell Lumber Co; Proposal To Add 3220 Sq Ft Addition To Shed 14

Applicant: Brad Benson of Benson Lumber explained the plans for the property. The new company purchased the property six years ago. The plan is to bring the site up to contemporary standards upgrading the drainage and electric as well. The plan is to model the Londonderry store. The applicant has been working with the State for a while. There is old contaminates under one building that is being removed. Eventually the applicant will be back before the board for a drive through building.

D. Trefethen mentioned an issue with the flood plain zone. Building 14's addition will be mostly in the

designated flood zone about a tenth of a foot below the level. B. Benson mentioned that the question was whether or not he could just raise the structure out of the area. If the river was to flood D. Trefethen feels it wouldn't increase the severity.

There was no one to speak for or against the application.

The public hearing closed at 2:17 PM

T. Baker noted that on the plan the block numbers for properties on Water Street are labeled wrong with 223 and should be corrected to 233 for correct record.

N. Schwarz noted if fire suppression or domestic water is needed please contact the Laconia Water Department. B. Benson noted they are going to keep it under what is allowed.

Motion to approve the application with a condition to raise at least the addition above the flood plain made by A. Graton, T. Baker seconded. All voted in favor.

8. OTHER BUSINESS

8.1. Discussion Of Extensions

D. Trefethen brought up an application that was approved a year ago and the project hasn't moved forward yet. He stated other boards have expirations and asked the Committee if they would want to put a limit of the decisions since there is nothing in the procedures. He still needs to discuss with Legal Counsel on what is advisable but was curious what this board thought.

9. ADJOURNMENT

With no other business before the board, the meeting adjourned at 2:23 PM

Respectfully,

K. Graham