

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted April 5, 2022

3/1/2022 - Minutes

1. CALL TO ORDER

Vice Chair Stacy Soucy called the meeting to order at 6:30 PM

2. ROLL CALL

Members present: Kirk Beattie, Brett Beliveau, Bruce Cheney (6:45 pm), Rich MacNeill, Mike DellaVecchia, Scott McWilliam, Stacy Soucy

Member present via zoom: Peter Brunette, Charlie St. Clair

Absent: Sarah Jenna

Vice Chair S. Soucy noted there was a quorum established in City Hall and noted that item number 8.I (23 Summit Ave) has been withdrawn.

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen, Assistant Planner/Zoom Host Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of minutes from February 1

With no objections Vice Chair S. Soucy 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. PL2021-0137SP, 0138SU; 23 Summit Ave; Proposal to construct three condominium units

The application was withdrawn

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. PL2021-0133sp amd1; 476 Scenic Road; Proposal to reconfigure RV campsites

Motion to accept the application as complete made by K. Beattie, P. Brunette seconded. All voted in favor by roll call vote.

Applicant: Barbara Palazzo and Scott Fagnant addressed the board via Zoom. B. Palazzo explained the proposal. The previous owner has since passed and they are doing upgrades and reconfiguring the lot. The idea is to remove remaining mobile homes and only have RVs. They would like to increase the amount from 19 to 22 RVs. Vehicle parking is next to or in front of the RVs and guest parking areas are in other places on the lot.

Vice Chair S. Soucy read an email the board received February 28, 2022, from a concerned member of the public who had concerns with cars along Scenic and sizes of the units in the site.

S. Fagnant responded to the letter. The RV sizes will range from 28 ft to a maximum of 45 ft and certain sites are limited for the size that can fit. Most of the sites are seasonal. The site is connected to municipal utilities. The applicant has put up a fence and dumpster to control the random riff raff. He also noted that many years ago some kept their dock but not their site and still use the docks across the street. Many people park across the street for that reason. The entire site is being renumbered and reconfigured and when that is complete, they will be submitting the new plans to the Planning Dept.

The public hearing opened at 7:08 PM

There was no one to speak for or against the application

The public hearing closed at 7:09 PM

Staff Review: Planning Director D. Trefethen read the staff review. He reiterated that there will be not more than 22 units in the site. The site came to Staff's attention last year during Motorcycle Week and have been working with the applicant since. This is a great opportunity to define the property as it was approved long ago and there are not many records on file. Overall it will be a vast improvement from what has been there. When the new plan is submitted a copy will be sent to the Fire Dept.

Motion to approve the site plan amendment with the dates and conditions as stated in the staff review made by K. Beattie, B. Beliveau seconded. All voted in favor by roll call vote.

9.II. PL2022-0006SU; 910 Watson Rd/Woodwinds Hill Dr; Proposal for a boundary line adjustment between the two lots

Motion to accept the application as complete made by P. Brunette, S. McWilliam seconded. All voted in favor by roll call vote.

Applicant: Brian Bailey addressed the board. He stated the property is disproportionately sized and the plan is to annex some frontage along Watson to make the lots closer to equal size. The access to the lot on Woodwinds Hill will be made off Watson instead as it is a paved road.

The public hearing opened at 7:18 PM

There was no one to speak for or against the application

The public hearing closed at 7:18 PM

Staff Review: Planning Director D. Trefethen read the staff review. He noted there is an ancient grave that is delineated and known and there are regulations for it and that it won't be hindered.

Motion to approve the boundary line adjustment with the dates and conditions as stated in the staff review made by B. Beliveau, K. Beattie seconded. All voted in favor by roll call vote.

9.III. PL2022-0015SU; 380 & 384 Endicott St E; Proposal for boundary line adjustment between the two lots

Motion to accept the application as complete made by S. McWilliam, B. Beliveau seconded. All voted in favor by roll call vote.

Applicant: Brian Bailey addressed the board along with owner Jeff Hough. B. Bailey explained there are currently three tracts of land and the plan is to make it two with each having .4 acres. They are currently not serviced by municipal utilities but they will be after the adjustment. The utilities will be connected by boring under the road. The property has been cleaned up since purchased and the new owner would like to construct two chalet style duplex in the future. There was a question on the difference between the calculations on the application vs the plan and the plan will have the final calculations.

The public hearing opened at 7:30 PM

There was no one to speak for or against the application

The public hearing closed at 7:30 PM

Staff Review: Planning Director D. Trefethen read the staff review. He commended the application on the clean up of the property. He noted that the duplex is allowed and would not need Planning Board approval. The sewer line is roughly 15 years old so it should be in good shape.

Motion to approve the boundary line adjustment with the dates and conditions as stated in the staff review made by S. McWilliam, R. MacNeill seconded. All voted in favor by roll call vote.

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. PL2020-0018CUPamd1; (wetland) 56 Drummer Trail; Proposal to amend the encroachment into the 50 ft wetland buffer

Motion to accept the application as complete and schedule the public hearing for April 5 made by P. Brunette, S. McWilliam seconded. All voted in favor by roll call vote.

11. NEW BUSINESS

12. OLD BUSINESS

M. DellaVecchia brought up the ordinance height and gave 144 Lake Street as an example. He would like there to be some kind of formula with allowable height that deals with the footprint size. Planning Director D. Trefethen noted that both structures went to the ZBA for approval but will take that into consideration. P. Brunette brought up the value in lakefront property and that there is only so much space. The only option is to go up. Planning Director D. Trefethen noted Staff will come up with something.

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

HDC: C. St. Clair updated the Board on the canvassing of the downtown area for the possible expansion of the Historic Over Lay district.

MPSC: Planning Director D. Trefethen mentioned that greenspace and density are still being discussed. The next meeting is March 22.

B. Cheney commended the Fire Dept on their past few calls and how they were handled.

Council: B. Cheney mentioned the newly established Appointment Committee. The committee was formed to get the best candidates for board/commission vacancies. He asked that the board keep an eye open for candidates and give the subcommittee recommendations. P. Brunette suggested boards have a meet and greet prior to meetings for interested individuals.

Lakeport TIF: P. Brunette stated that the committee will be starting to meet again. The first meeting will be March 10 at 3 pm at City Hall.

15. OTHER BUSINESS

16. ADJOURNMENT

With no other business before the board the meeting adjourned at 7:49 PM

Respectfully,

K. Graham