

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted May 3, 2022

4/5/2022 - Minutes

1. CALL TO ORDER

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

2. ROLL CALL

Members present: Kirk Beattie, Brett Beliveau, Rich MacNeill, Mike DellaVecchia, Scott McWilliam, Stacy Soucy

Member present via zoom: Charlie St. Clair

Absent: Sarah Jenna, Bruce Cheney

Chair P. Brunette noted there was a quorum established in City Hall

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 March 1 minutes

With no objections 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.

7.I. PL2021-0027SU; 23 Summit Ave; request to extend the approval to subdivide one lot into two

Applicant: Todd Kobelski addressed the board via Zoom. He explained that the project has been in the State's hands and now they are approved by the state so will be moving forward now.

Motion to approve the extension request to October 4, 2022 made by S. McWilliam, K. Beattie seconded. All voted in favor by roll call vote.

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.

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

Applicant: Bob and Stephanie Brunelle addressed the board. They purchased the property in 2020 after the approval of the Planning Board. They currently own in Southdown which they have outgrown. The new size is to fit their large family.

The public hearing opened at 6:41 PM

Abutter input: Jim Ryan, president of Southdown Building Committee addressed the board via Zoom. He noted the area has flooding issues already and has concerns with a larger dwelling on the lot. SDBC had no issue with the original 1200 sf footprint. He also noted that with the 2020 approval the SDBC had asked for a storm water management plan to be submitted to the city.

The public hearing closed at 6:48 PM

Staff review: Planning Director D. Trefethen read the staff review. He noted that the lot is a lot of record. The applicant has received their approval from the state which was based on the plan in front of the board. There is no building permit submitted yet so there is no stormwater plan on file, but will be followed up on at that point. The CUP is for the encroachment into the buffer and the wetland. He also understands Southdown's concerns.

S. McWilliam had concern that the board was overriding the association. Planning Director D. Trefethen mentioned that any abutter has the right to appeal any decision made by the board.

S. Soucy is not comfortable with approving the amendment without SDBC approval.

B. Beliveau is comfortable with approving as DES has already blessed the project.

Motion to approve the amendment with the dates and conditions as stated in the staff review made by S. McWilliam, M. DellaVecchia seconded. All voted in favor by roll call vote.

9.II. PL2022-0010CUP(wetland); Race Point Road MBL 244-295-9; Proposal to construct in the 50 ft wetland buffer

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

Applicant: Atty Phil Brouillard and Jessica Bailey, wetland scientist, were present. J. Bailey addressed the board. She noted there is no upland on the subject lot and went over the proposal. They will be putting up markers to delineate the wetland and she will be monitoring the cutting of the trees. The exiting shed on the property will be removed. Atty P. Brouillard added the applicant received a variance so the structure will be further away from the wetland.

The public hearing closed at 7:15 PM

Abutter input: Alan and Rhonda Hokanson of 30 Exeter Place addressed the board. The cul-de-sac is like a funnel and the area rarely dries up. The concern is where the drainage will go. J. Bailey responded and mentioned that the abutting lots are 3 to 4 ft in elevation surrounding the subject lot. She also noted that the subject lot has been used as a dumping ground for trash and brush. A. Hokanson asked the board if anyone had a conflict of interest or any acquaintances or friendships of the application. There were none. He also asked how filling is allowed.

C. St. Clair commented that he relies on the professionals as he is not an engineer or wetland scientist.

Atty P. Brouillard noted they have tried from the beginning of the process to be environmentally sensitive to the area and has taken all the issues to heart.

Chair P. Brunette acknowledged the April 1, 2022 emails from the South Down Recreation Association Building Committee.

Arlene Helmig of 21 Race Point addressed the board via Zoom. She is located across the cul-de-sac from the subject property and has concerns about her property flooding more than currently is. Atty P. Brouillard noted that it is a lot of record and the whole area has issues. Southdown roads have issues that the association needs to deal with.

Jim Ryan, president of Southdown Building Committee addressed the board via Zoom. He asked if the current owner will be building on the lot or if it will be sold prior to being built. He explained the rules of the size of the structures and feels this small square footage will not fit in with the surrounding structures. He asked the board to table the application for more information.

The public hearing closed at 7:41 PM

Staff review: Planning Director D. Trefethen read the staff review. He reiterated that there is no encroachment to the wetland, only the wetland buffer. The applicant obtained a variance into the side setback and away from the wetland. Configuration to the plan will be looked at when the building permit is submitted. There are two storm drains: one on the property and one on the road. After a site visit it was found that the one on the road was working and the one on the property was blocked. It is up to Southdown to maintain the stormwater structures in the development. He understands the concerns but it is a lot of record and those can be built on with the proper procedures.

Motion to approve the application with the dates and conditions as stated in the staff review made by M. DellaVecchia, B. Beliveau seconded. All voted in favor by roll call vote.

- 9.III. PL2013-0100SP amd3; 264 Lakeside Ave, Tower Hill Tavern; Amend the approval to allow the business to have inside music until 2 am and add a deck off second floor of Lake Street

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

Applicant: Anthony Santagate addressed the board. He explained his request to stay open until 2 am. He still has a good size crowd at the end of the night and would like to take advantage of that. It wouldn't be every night, just motorcycle week and a few weekend nights when events are going on in the area.

S. Soucy asked if the applicant had visited the surrounding abutters to see what their thoughts are and he had not.

C. St. Clair clarified the proposal as to what was actually being requested.

K. Beattie had concern with the later closing and the noise that will come with that. A. Santagate noted that he can't control people when they leave the bar.

Planning Director D. Trefethen clarified the state's vs city's requirements with serving alcohol. M. DellaVecchia asked if there had been any complaints since the last approval of the subject property and was told no.

Motion to table the application at the applicant's request made by C. St. Clair, K. Beattie seconded. All voted in favor by roll call vote.

- 9.IV. PL2022-0025SU(BLA), 0026(condo); Lucerne Ave 154-545-1/154-254-9, Leisure Time Rentals; Boundary line adjustment AND Condo conversion

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

Applicant: Rusty Bertholet addressed the board. He explained the reason for the boundary line adjustment. He also asked for two separate motions for the boundary line adjustment and the condo conversion.

The public hearing opened at 8:13 PM

There was no one to speak for or against the application. The public hearing closed at 8:14 PM

Rusty Bertholet explained the conversion of the RV sites. Noting that nothing on the lot will change but the form of ownership.

The public hearing opened at 8:18 PM

There was no one to speak for or against the application. The public hearing closed at 8:19 PM

Staff review: Planning Director D. Trefethen read the staff review. He reiterated that the camp is seasonal and will continue to be seasonal due to the utilities.

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

Motion to approve the condo conversion with the dates and conditions as stated in the staff review made by K. Beattie, S. McWilliam seconded. All voted in favor by roll call vote.

- 9.V. PL2022-0014SP; 1072 Watson Rd, High Octane; Proposal for 2000 sf addition to existing structure, addition of 5000 pavilion and patio improvements

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

Applicant: Nick Sceggell of Dubois and King addressed the board. He explained the project and that where the pavilion is proposed is normally a tent. He added the two easements: one for access on the neighboring lot and one for drainage, then went over the storm water and the parking area. There is a fence surrounding the compound as per the Liquor Commission. Planning Director D. Trefethen added that the ordinance on parking is for cars and staff recognizes that mostly motorcycles park there. N. Sceggell added that a private well serves the building now but they need to add sprinklers so that will connect to the city water off Endicott and the pipes will be clear with no way for the well and city water to intertwine as the well will be abandoned.

The public hearing opened at 8:36 PM

Abutter input: Barry Lukatch addressed the board via Zoom. He referred to his email on March 29 and added that he is in favor of the project.

The public hearing closed at 8:38 PM

Staff review: Planning Director D. Trefethen read the staff review. He gave the background on the property and highlighted that in gravel parking are the spaces will be delineated somehow.

Motion to approve the site plan and conditional use permit for alternate parking with the dates and conditions as stated in the staff review made by B. Beliveau, C. St. Clair 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. PL2021-0146SP; Province Street, The Villages at Province Street; Proposal for 3 apartment buildings to house 90 units with associated parking and infrastructure

Motion to accept the application as complete and schedule the public hearing for May 3, 2022 made by S. McWilliam, R. MacNeill seconded. All voted in favor by roll call vote.

Chair P. Brunette exited the room and Vice Chair S. Soucy took over temporarily.

11. NEW BUSINESS

Planning Director D. Trefethen mentioned the removal of the street trees downtown and that most of them will be replanted with a different type of tree. Ones that will not be so large and more tolerant of their location. There will be a permeable mat where the openings are instead of mulch.

12. OLD BUSINESS

M. DellaVecchia brought up the homeless issue and how the board should be careful about future application to not encourage more homeless congregation in the city. The issue was discussed by several of the members.

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

15. OTHER BUSINESS

- 15.I. 141 Water Street; Conceptual review for redevelopment of the property

Applicant: Nick Sceggell and Ted Roy were present. T. Roy explained the reasoning behind the possible change. N. Sceggell went over the proposal. They will be utilizing the performance zoning for the number of units and possible setback encroachment. The proposal is for 14 units 924 sf each unit. 26 parking spaces which is more than the requirement. Trash will remain on the north side of the parking lot. There might be a small increase in lot coverage. Street trees will be added and will save some of the existing trees. A stone drip edge along the roofline will be added. Inventory of the existing drainage to see if they can be utilized.

Chair P. Brunette returned and asked how many units would be allowed and Planning Director D. Trefethen went over the criteria. He added the city desperately needs this kind of housing. It is a perfect spot due to the location, size and price point.

B. Beliveau asked if the units will be built as apartments or condos and was told apartments.

The board concurred they are needed. Motion to accept the conceptual plan made by B. Beliveau, who encourage the applicant to move forward with it, P. Brunette seconded. All voted in favor by roll call vote.

16. ADJOURNMENT

With no objections, the meeting adjourned at 9:29 PM

Respectfully,

K. Graham