

City of Laconia Minor Site Plan Committee  
2:00 PM City Hall - Armand A. Bolduc Council Chamber  
*Draft Minutes*

4/27/2022 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:02 PM

2. ROLL CALL

Members present: Tara Baker, Assessing; Rob Mora, Planning; Nick Schwarz, Water; Charlie Roffo, Fire; Wes Anderson, DPW

Absent: Al Graton, Police

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.1. Acceptance Of February 23 Minutes

Without objection Chair W. Anderson declared the minutes accepted as written.

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.

7.1. PL2022-0037MSP; 1191 Union Ave, HK Powersports; Proposal To Construct 46' X 30' Addition To Front Of Existing Warehouse As Well As Associated Drainage

The public hearing opened at 2:04 PM

Applicant: Lisa Whalley explained the proposal. The 46 x 30 expansion will be in front of the showroom and expand toward the road in the existing parking lot. Since their last approval the business has expanded and staff needs more room.

W. Anderson noted that the sewer line runs under where the addition's foundation and the line needs to

be found before digging starts. A permit will be needed if any damages occur and it needs to be replaced or repaired. He suggested to be mindful of both water and sewer lines while digging.

The public hearing closed at 2:05 PM

Motion to approve the application with the knowledge that the sewer line must be found before excavating for the foundation made by N. Schwarz, C. Roffo seconded. All voted in favor.

7.II. PL2022-0039MSP; 651 Union Ave, Case N' Keg; Proposal To Construct 612 Sq Ft Addition To Cooler In Rear Of The Property

The public hearing opened at 2:07 PM

Applicant: Ricky Patel started to explain the proposal when the builder came in. Mike Nadeau explained the proposal to add 852 sf to the back of the building where the cooler is located. Currently they need to put items in the basement then lug them back up to the cooler and this addition will eliminate that step. There is no plumbing proposed, just electric added.

T. Baker clarified the amount is for the addition only and not the total square footage and was correct.

W. Anderson asked about condensation and how that will be handled. M. Nadeau will look into what is there and how it is handled currently then get a hold of DPW.

The public hearing closed at 2:12 PM.

Motion to approve the application with the condition that the applicant show plans to Public Works so the proper method can be determined on how to handle the added condensation made by N. Schwarz, C. Roffo seconded. All voted in favor.

8. OTHER BUSINESS

8.I. PL2021-0019MSP; 350 Lakeside Ave; Request To Extend The Approval To Construct Two Story Structure On The Existing Footprint

Motion to approve the extension request with the expiration to the April 2023 MSP meeting date, with all the conditions still applicable from the original approval made by R. Mora, N. Schwarz seconded. All voted in favor.

9. ADJOURNMENT

With no other business and no objection before the Committee the meeting adjourned at 2:13 PM

Respectfully,

K. Graham