

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

5/25/2022 - 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; Dean Trefethen, Planning/Zoning/Code; Charlie Roffo, Fire; Nick Schwarz, Water; Wesley 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 April 27 Minutes

Motion to accept the minutes as written made by N. Schwarz, C. Roffo 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.

7.1. PL2022-0060MSP; 51 Church Street; Proposal To Add Two Small Additions And One Storage Building

Applicant: Keith McBey, President of Bonnette Page & Stone was present. BPS currently leases the space at 91 Bisson Ave and has a purchase and sales agreement to occupy 51 Church Street. The company has grown over the years and more space is needed. The applicant will change the vestibule to be external and dress up the aesthetics of the building to fit in with the character of downtown. The basement addition will be used for tools and the upper level of the addition will be an office. The main level will stay offices and the proposed sheds will house staging and planks that are only removed once every six months. The yard will be kept neat and nothing will be in it. Only a propane forklift will be onsite. There might be a one toilet bathroom installed in the new addition but that is not final yet.

The public hearing opened at 2:10 PM

The applicant notes it will be their responsibility for the bridge over the canal and to not disturb the natural drainage flow of the site.

The proposed fence will not be taller than 6 ft and will be chain-link with black vinyl slats.

The site will be accessed from Church Street and the ROW.

T. Baker noted that the 9 leased spaces are not active anymore and should be noted. K. McBey noted that they don't get many visitors and is mostly employees so the parking lot should be sufficient.

The public hearing closed at 2:12 PM

Motion to approve the application noting three conditions that measures necessary to protect the Perley Canal up to the applicant, a fence no higher than 6 ft allowed and any new bathrooms/kitchen/etc. will need a plumbing permit made by D. Trefethen, N. Schwarz seconded. All voted in favor.

8. OTHER BUSINESS

9. ADJOURNMENT

With no objections and not other business before the board, the meeting adjourned at 2:14 PM

Respectfully,

K. Graham