

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted August 6, 2019

7/2/2019 - Minutes

1. CALL TO ORDER

Vice Chair E. Bones called the meeting to order at 6:34 PM

2. ROLL CALL

Kalena Graham called the roll with the following members present: Sarah Jenna, Brett Beliveaus, Jay Forester, Charlie St. Clair, Dave Broughton, Claudia Marshessault, Michael DellaVecchia (7:00 PM), Edwin Bones

Absent: David Bownes, Peter Brunette

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen and Assistant Director Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of minutes from June 4

The minutes of June were approved as submitted. All voted in favor.

6. PRESENTATIONS

6.I. Proposal to create Short-Term Lodging regulations and schedule a public hearing

Planning Director D. Trefethen addressed the board. He explained how this proposal came about. There have been few changes over the years with this type of rental, like where the units are and how to rent them. The purpose is trying to address 2 issues: the impact on neighborhoods and the shortage of housing in the mid price range for long term rentals. There is currently a shortage in the area on the market for long term rentals. The idea is to try to protect neighborhoods and have safety for renters. Commercial units are inspected regularly and single family units are not.

Planning Director D. Trefethen went over the proposed language. C. St. Clair stated that he had heard from several people in the zones where it is permitted and have been renting for decades, that they may not be able to do what they have been for years. He understands the concerns in residential neighborhoods. People have a right to expect their neighborhood to stay residential and when someone buys property just to make money, that makes it a business. Neighborhoods are not like they used to be. People used to know who was living around them and now, you have a different neighbor each week. J. Forester feels item two is the meat of the language. Planning Director D. Trefethen noted The document still needs to approval or to be worked on.

D. Broughton asked how people will know what the process is for these rentals and Planning Director D. Trefethen said the City will be mailing out postcards to every residence in the city to let them know. This will happen while it's in the Council's hands. There will also be notices on the website and in the links.

Planning Director D. Trefethen explained the process. The next step is to have a public hearing unless there are a lot of changes. At that meeting it would go to city council, where there will be another public hearing. This will be a min of a two-month process.

Board discussion: C. St. Clair would like to review the document more. C. Marshessault would like to hear what the public has to say. Planning Director D. Trefethen suggested creating a small subcommittee to go over the language, then bring that new document to the next meeting and possibly a public hearing in September. B. Beliveau would like to work on the proposal prior to bringing it to a public hearing. B. Beliveau, D. Broughton, C. Marshessault and E. Bones volunteered to be on that subcommittee.

Motion to table the short term lodging regulations and pass on to a subcommittee made by D. Broughton, C. St. Clair seconded. All in favor.

6.II. Proposal to create a Historic Overlay District (H.O.D.) and schedule a public hearing

Planning Director D. Trefethen addressed the board. He gave a brief history of the proposal. He stated that St. Joseph's Church will not be subject to the Historical Overlay District if enacted as the demolition permit was submitted prior to the district being created. However, the remaining buildings would be subject to any of the regulations. As proposed, four distinct parcels are in this H.O. D. with the possibility of expansion to add more. He would recommendation a subcommittee for this as well and then schedule the public hearing.

He introduced Tara Shore for background and presentation.

Tara Shore addressed the board. There was an exploratory committee representative who brought the Historical Overlay District to Council in May. The committee is made up of all Laconia residents. The H.O.D. will not include the downtown and that is a concern. The plan is to have a foundation put in place and add if needed.

S. Jenna and J. Forester volunteered to be on the subcommittee.

Motion to table the creation of a Historic Overlay District to August made by C. St. Clair, D. Broughton seconded. All voted in favor.

7. EXTENSIONS

7.I. PL2018-0071SP, 0074CUP(wetland);174 Province Street, Grace Presbyterian Church; extension request

Applicant: Steve Smith representing the church, addressed the board. The reason for the delay is that the church was underfunded and fundraising is in process. Staff supports the request.

Motion to approve the extension for completion to July 2020 made by D. Broughton, J. Forester seconded. All voted in favor.

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. Revisions to the Use, Dimension and Sign charts and numerous sections of Chapter 235 for the new Urban Commercial Zone

Planning Director D. Trefethen addressed the board. City Council has passed the new Urban Commercial zone and these are the tables and all the updated language that goes along with the new zone.

The public hearing opened at 7:41 PM

No one spoke for or against the revisions.

The public hearing closed at 7:41 PM

Motion to recommend the charts and language to council as presented made by B. Beliveau, C. St. Clair seconded. All voted in favor.

- 9.II. PL2019-0029SP, 0070CUP(wetland); 33 Lexington Drive; proposal to construct a 7975 sf building ~waiver for wetland mapping

Applicant: Mark Condodemetraky representing 33 Lexington Dr LLC, addressed the board. All the infrastructure is existing and the building would go on the existing pad. The building will house a few different businesses with a main business of trash hauling. No trash will be stored on site just empty trucks and empty dumpster like containers.

The public hearing opened at 7:50 pm

No one spoke for or against the application.

The public hearing closed at 7:51 pm

Staff Review: Planning Director D. Trefethen read the staff review. Staff feels this is an ideal location and supports the proposal. M. Condodemetraky noted the manmade wetland is a drainage ditch for a property further away and that there is no habitat in the area. B. Beliveau asked if there is a limit on how high the containers can be stored and M. Condodemetraky said they will not be stacked, but an open dumpster and parked next to each other. The landscape between the road and the property will be kept.

Motion to approve the site plan with the conditions and dates as stated on the staff review made by D. Broughton, C. Marshessault seconded. All voted in favor.

Condodemetraky

- 9.III. PL2019-0063SP; 59 Doe Ave, Craft Beer Xchange; proposal to open a craft beer exchange brew pub and retail facility from March to November ~waiver for sidewalks requested

Applicant: Steve Smith representing the owners, Keith and Monique O'Leary, addressed the board. He explained the proposal. The Craft Beer Xchange (CBX) houses a retail space, Craft Beer and More featuring craft beer & wine (for off-premise consumption), merchandise, gifts and more. The business is intended to target craft beer consumers, regional residents and tourists with an added focus on craft beer enthusiasts. It will be made up of four components: Pub, Food, Retail and eCommerce. All will be housed in one standalone location at 59 Doe Ave. A waiver for sidewalks is also being requested. There is also a right of way that houses storage for the neighboring Village at Winnepesaukee storage area that will not be infringed on.

The Witches Brew Pub & Deck will occupy approximately 2000 sq. ft. of property. The pub & deck will hold up to 60 patrons. It will offer 36 rotating craft beer taps for on-premise consumption from local craft breweries as well as regional, national and international options. Pints, Imperial pints and pitchers will be available. Domestic big-brand options (Miller, Coors & Budweiser) will be available in bottle. A full alcohol license will also provide non-beer consumption options for patrons. Additionally, branded craft beer merchandise (hats & shirts/hoodies/mugs/koozies, etc.) will also be available for purchase on-premise and online.

Proposed hours of operation: Seasonal from March thru November, Sunday — Thursday hours 11 :30am — 10:00pm, Friday & Saturday hours 11 :30am — 12:00pm

The Craft Beer and More, the retail space component, will occupy approximately 450 sq. ft. of the property and will sell craft beer singles, multipacks, growlers and kegs for off-premise consumption. The craft beer offered will have a heavy influence on local craft breweries but will also include regional, national and international options. The beer sold will be purchased through established distributors, but to support local breweries, the Craft Beer and More retail will cater to and act as an outlet for smaller, less established local breweries who wish to self-distribute their product. Additionally, branded craft beer merchandise will also be available for purchase.

Proposed hours of operation: Seasonal from March thru November, Sunday — Thursday hours 11:30am — 10:00pm, Friday & Saturday hours 11:30am — 10:00pm

As part of our retail service, there will also construct an online eCommerce portal enabling us to sell craft beer products and merchandise for UPS/USPS delivery.

C. St. Clair had residence of Tower Street ask about big trucks on Tower St with the steepness of the hill. He asked about the delivery trucks and if they will use the roads by Cumberland Farms to not be going up and down the hill. He recommended using the upper access only for delivery trucks.

Abutter input:

The public hearing opened at 8:08 pm

Jeff Price, president of Village at Winnepesaukee addressed the board. He stated the shared access easement is a trailer parking area for residents. S. Smith said will be improved and widened. There have been concerns about the noise and S. Smith said the use will be in front of the building so noise shouldn't be an issue.

Ed Mayberry, unit owner and treasurer, addressed the board. He is concerned about licenses and what can the applicant do. Keith O'Leary answered. submitted for full alcohol and food license with the state. the focus will be on the draft beer. first floor will be seating of 60 seats. No brewing onsite, only distribute what is in the state and region. He asked about the 5% and what that means and S. Smith explained.

The public hearing closed at 8:17 pm

C. St. Clair asked Planning Director D. Trefethen about the sidewalk wavier. There are no sidewalks but it's been the policy of the city to be built in segments and to eventually be connected some day. Reality is that they still are not connected in some areas. He said the board could ask for an in lieu payment for sidewalks to be to put in the surrounding area. Vice Chair E. Bones suggested the board come up with a plan regarding the sidewalk issue in the city, not pertaining to the current application. As a side note.

Staff Review: Planning Director D. Trefethen read the staff review. Staff supports the application proposal.

Motion to approve the site plan with the conditions and dates as stated in the staff review and the waiver for sidewalks made by C. Marshessault, S. Jenna seconded. All voted in favor.

9.IV. PL2019-0081SU; 21 & 27 Timber Lane; boundary line adjustment

Motion to accept the application as complete made by D. Broughton, C. Marshessault seconded. All voted in favor.

Applicant: Chris Albert representing the property owners, addressed the board. He explained there was a setback issue with a deck that was built and the change in lines would remedy that issue.

The public hearing opened at 8:25 PM

Abutter input:

The public hearing closed at 8:25 PM

Staff Review: Planning Director D. Trefethen read the staff review.

Motion to approve the boundary line adjustment with the conditions and dates as stated in the staff review made by D. Broughton, C. Marshessault seconded. All voted in favor.

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.

11. NEW BUSINESS

11.I. Election & Nomination of officers

Motion to keep Chair, Peter Brunette; Vice Chair Edwin Bones; Secretary, Michael DellaVecchia made by C. Marshessault, D. Broughton seconded. All voted in favor.

12. OLD BUSINESS

13. PLANNING DEPT REPORT

Assistant Director R. Mora stated that it's time for appointing members for CIP. He has reached out to past member and the committee is still looking for a fourth person and planning board liaisons. He will send out the dates of the meetings and anyone interested can get back to him. The meetings go from September to November.

14. LIAISON REPORTS

15. OTHER BUSINESS

16. ADJOURNMENT

Motion to adjourn the meeting made by C. Marshessault, D. Broughton seconded. All voted in favor.

The meeting adjourned at 8:31 PM

Respectfully,
K. Graham