

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Conference Room 200A
Accepted 9/4/2018

8/7/2018 - Minutes

1. CALL TO ORDER

Chair P. Brunette called the meeting to order at 6:30 pm

2. ROLL CALL

Kalena Graham called the roll with the following member present: Dave Broughton, David Bownes, Mike DellaVecchia, Claudia Marchesseault and Peter Brunette

Alternate members present: Jay Forester, Sarah Jenna

Absent: William Contardo, Edwin Bones, Gail Denio

Jay Forester was seated as voting member for the meeting.

3. STAFF IN ATTENDANCE

Planning Director Dean Trefethen, Assistant Director Brandee Loughlin

4. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

4.I. Acceptance of July 10 minutes

The minutes were sent out July 13 and no revisions were received. With no objections, Chair P. Brunette stated the minutes were accepted as submitted.

5. PRESENTATIONS

6. EXTENSIONS

7. 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. 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.

8.I. PL2018-0075CUP(wetland); Woodvale Ave lot 4; Proposal to level the lot with fill within the 50 ft wetland buffer

Staff explained the request.

Motion to continue the application to September 4 made by D. Bownes, C. Marchesseault seconded. All voted in favor.

9. 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.

9.I. PL2018-0072SP; 903 Union Ave; construct 85 x 85 ft structure for boat storage

Motion to continue the application to September 4 made by D. Bownes, C. Marchesseault seconded. All voted in favor.

9.II. PL2018-0080SU; New Hope Drive; proposal for 22 lot subdivision; waiver for updated plans

Atty Pat Wood briefly explained the application history. One of the key is the 22 lots with the reduced size. One lot included in the 22, is the owners, the Bossey's, existing lot. There is a lot of work that still needs to be done. There was discussion at TRC as to how to present the application and his suggestion was to present as a full application to start off. New wetland and engineering information will be received just like a new application and go through the process. Atty P. Wood is only asking for recognition that the applicant has gone through a lot already and that the plan will work. The waiver requested could be a conditional waiver. D. Bownes asked if they could accept the application as incomplete and table it to a later date. He is not sure what the advantage is to waive the plans. Atty P. Wood mentioned an agreement between the developer and the City and read the agreement. He also stated that the new buyer's contract is conditional on the approval. D. Bownes asked if the agreement from 2012 could be acknowledged as he is reluctant to waive plans. Atty P. Wood said that starting the clock has consequences. If the application is not accepted, they could come back in Sept for acceptance.

Planning Director D. Trefethen mentioned the board could go two ways: the board could approve the request to accept the application and waive the updated plans with the condition, as part of that motion, that updated plans will be produced and gone through technical review process. If the updated plans are waived for this acceptance, it would only be acceptable to him if the contingency was built into the motion. The other way is to do two votes. The first would be to deny the waiver and the second would be more of a policy type motion that says "in general the board is in support of this plan going forward with updated plans". D. Bownes suggested the board acknowledge the 2012 agreement that was recorded, the board acknowledge that in 2012 those subdivision plans met the standards for acceptance. He is reluctant to waive anything because he doesn't think it needs to be done. He would like to table or continue the acceptance until September. Planning Director D. Trefethen is unsure how long it will take to. Given the fact that most of the surveyors and engineering companies are straight out right now, it could take longer. He asked what would be scheduled for September. If the board doesn't want to vote for the waiver, which accepts the application with the current plans, it is Staff's opinion that there are no plans because they have all expired. D. Bownes noted that is what he want' to give the applicant the assurance of, that there are plans and the board knows there are plans and they were recorded pursuant to an agreement with the city to accommodate both the possibility of future developments and to the circumstances of the applicant's time. He would like to preserve the status quo. Chair P. Brunette asked why the development never happened and Atty P. Wood said the economy. There was no body in the position to expend the money. It just wasn't economically feasible. He asked if the application isn't accepted, will they still be on the TRC schedule and was told yes, applications start on the TRC schedule.

Sarah Jenna came in at 6:59 pm but stayed in the audience.

Planning Director D. Trefethen wanted to be clear to the board that the Planning Dept is very much in favor of the project going forward. They don't foresee any major complications. As mentioned, the number of lots may be decrease by one or two because of the increased buffers, but that is a known situation with all parties in the know. If the board wants to do a motion that is supportive of this continuing on, that's fine. He thinks there is a bit of an issue if the waiver for an updated plan is not granted, he doesn't see how the application can be accepted. Chair P. Brunette noted that the board asks staff if the application is complete and absent the waiver, it would not be.

Motion to acknowledge the subdivision plans that were recorded in 2012 pursuant to the agreement between the City and developer, recognize staff's support of the application, recognize that the application will stay on track for the technical review for further development and continue the application acceptance and waiver request to Sept 4, with the understanding that additional time may be necessary and that the motion would consider the grant of additional time for substantially good reasons to continue again, made by D. Bownes, D. Broughton seconded. All voted in favor.

10. NEW BUSINESS

10.I. Appointment of Planning Board members (3) and members at large (4) to CIP Committee

Assistant Director B. Loughlin explained the request. As of now, there is only one "member at large" on the committee, Ava Doyle. There needs to be three members of the planning board appointed as well. There was discussion on who was on the committee and who wanted to volunteer.

Assistant Director B. Loughlin stated that she will send out the schedule to the board and if three people who are interested to email her back, then at the next meeting they would be appointed. The next meeting, September 4 is the last possible time to be appointed as the meetings will start in September.

Motion to appoint Ava Doyle as a member at large to the CIP committed made by D. Bownes, C. Marchesseault seconded. All voted in favor.

Planning Director D. Trefethen noted that a liaison to LRPC is also still needed. Also one more Planning Board member is needed for the Master Plan steering committee. Chair P. Brunette stated he will do that if W. Contardo is not interested.

The Master Plan Steering Committee currently consists of Mayor Engler, Councilor Lipman, Councilor Bownes, Chair Brunette, Sarah Jenna, Charlie St Clair and Ruben Bassett. Chair P. Brunette stated that a past Planning Board chair, Gary Dionne, is interested if there is an opening for a member at large.

11. OLD BUSINESS

12. PLANNING DEPT REPORT

13. LIAISON REPORTS

14. OTHER BUSINESS

D. Bownes brought up a point of order on whether the chair should vote. He stated that the chair can vote and feels he should. Chair P. Brunette stated that his policy has been that he would vote to break a tie but can do what the board thinks is best. Planning Director D. Trefethen stated that it is cleaner if he did vote.

15. ADJOURNMENT

Motion to adjourn made by Chair P. Brunette, C. Marchesseault seconded. All voted in favor.

The meeting adjourned at 7:25 pm

Respectfully,

K. Graham