

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

8/24/2022 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:10 PM

2. ROLL CALL

Members present: Al Graton, Police; Tara Baker, Assessing; Dean Trefethen, Planning/Zoning/Code; Kirk Beattie, Fire; Wes Anderson, DPW

Absent: Ben Crawford, Water

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance Of May 25 Minutes

Chair W. Anderson declared the minutes accepted as written, with no objection.

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.I. PL2022-0089MSP; 137 White Oaks Road; Proposal To Construct 40x40 Professional Office With Accessory Dwelling Unit Above

Applicant: Shaun Dutile explained the proposal. He has received a building permit and ZBA approval to construct a 40 x 40 ft barn style building that will house professional offices on the first floor and an accessory dwelling on the top. Parking will be adjacent to the building on left looking from white oaks road. A minimum of 8 parking spaces is required. The parking lot will remain gravel.

Chair W. Anderson noted that New Hope Drive is a private road and not on the "accept as is" list and city Service to New Hope Drive will terminate at some time in the future. Since there is no drainage on New Hope and no grading plan submitted with the application, Public Works can't determine where the stormwater would go. He stressed that stormwater cannot be directed to New Hope. The property is not connected to City water. Only one sewer connection per property to the City main is allowed so the proposed building must connect to existing sewer service. He explained the new solid waste allocations

and the possibility of change.

Trash cans must be brought to White Oaks Road not New Hope Drive. He suggested considering a dumpster service depending on anticipated tenant trash generation. Permits possibly needed are: Plumbing permit, Sewer permit, Driveway permit, Excavation permit if the connection is made to the service line in the City right of way, and a utility mark out permit as the City is not a member of Dig Safe.

Abutter input:

Don Bossey of 82 New Hope Dr addressed the committee. He had some concerns with traffic. New Hope has had more traffic since the farm stand opened and cars drive all the way to their house to turn around. He feels the offices should be located in a commercial area rather than residential and is opposed to the proposal.

D. Trefethen asked the applicant the timeline for construction. S. Dutile said after financing is all set construction would only be about a month or so. D. Trefethen addressed the abutter's concern and suggested signs be put up and encourage clients to enter and exit through White Oaks Road.

The public hearing closed at 2:20 PM

Motion to approve the site plan application with a completion date of February 28, 2024, signage to encourage clients to enter and exit off White Oaks Rd and sewer to be connected to existing household service line made by D. Trefethen, A. Graton seconded. All voted in favor.

#### 8. OTHER BUSINESS

It was discussed to change the time of the meetings from 2 to 2:30 PM. Motion made by T. Baker, A. Graton seconded. All voted in favor.

#### 9. ADJOURNMENT

The meeting adjourned at 2:23 PM

Respectfully,

K. Graham