

CITY OF LACONIA PLANNING BOARD  
6:30 PM City Hall - Armand A. Bolduc Council Chamber  
*Draft Minutes*

9/6/2022 - Minutes

1. CALL TO ORDER

Chair Peter Brunette called the meeting to order at 6:30 PM

2. ROLL CALL

Members present: Kirk Beattie, Charlie St. Clair, Bruce Cheney, Rich MacNeill, Stacy Soucy, Michael DellaVecchia, Louis Joseph, Scott McWilliam, Brett Belliveau, Peter Brunette

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

Chair P. Brunette declared the minutes as distributed with no objection.

6. PRESENTATIONS

7. EXTENSIONS Note: The purpose of this agenda section is for the board to consider requests from applicants with previously approved projects to extend the deadline dates. The board may also deliberate the request, decide and conduct a final vote at this time. PUBLIC INPUT IS NOT TAKEN ON EXTENSION REQUESTS.

7.I. Woodvale Drive, MBL 166-357-5; request to extend the approval to construct garage within the wetland buffer

Applicant: Brian Iske, of 39 Summit Ave, addressed the board. He is one of the two owners of the property. The original construction of the building will be changed as the prices were over 50% more now. The site work is complete and looking to have the building be completed for spring.

R. MacNeill brought up trusses and wood that has been sitting on a trailer for quite some time and asked about changes in the building. B. Iske noted the trusses will be used for the proposed building and the size and location has not changed from the original approval. He also noted that the property is not being used as commercial use, but friends have been using it as well but there is no money being exchanged. There is a pallet of wood for the winter between the two owners but that is stacked up neat on a pallet. Chair P. Brunette brought up the fact that outdoor storage is not allowed and a condition of the approval that must be adhered to. The wetland buffer will be continually monitored as is currently.

Motion to table the extension request for the applicant to come into compliance with the conditions stated on the September 1, 2020 Notice of Action, made by B. Cheney, R. MacNeill seconded. All voted in favor.

7.II. PL2022-0044SU; 808 Weirs Blvd, MBL 199-248-6; request to extend the approval to convert to

condominium form of ownership

Applicant: Atty Ethan Wood addressed the board on the applicant's behalf. He explained that the applicant has been busy working on the site and hadn't had a chance to line up the boundary survey yet. Once that is done Atty E. Wood can finish up the condo docs. The timeline looks only to be a few months.

Motion to approve the extension request to November 1, 2022 made by M. DellaVecchia, C. St. Clair seconded. All voted in favor.

- 7.III. PL2021-0113SP; 18 Endicott St N, North Water Marine; request to extend the approval to reconstruct storage building

Applicant: Matt Bangert addressed the board. They are behind due to current market conditions with the building replacement. The plan to send out to rebid for a better price. The rebuilding of the embankment on the channel was the main priority and took longer than expected. Now that that is done the focus will be the building. It was demolished in early spring and have been use the storage on lot 10 but would like to have something before winter.

Motion to approve the extension request to September 5, 2023 made by K. Beattie, R. MacNeill 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. PL2022-0087SP; 39 Messer Street; Proposal to convert single family dwelling into multifamily

Planning Director D. Trefethen explained that the application is complete but there are questions on whether the zoning requirements have been met on the number of parking spaces. He noted the applicant would like to address that and unsure on how the board would like to proceed. Chair P. Brunette noted that if Planning Director D. Trefethen doesn't feel it complete enough to hold a public hearing then the board shouldn't hear it. Planning Director D. Trefethen noted that the application is complete enough to hear for discussion purpose.

Motion to accept the application as complete made by K. Beattie, B. Beliveau seconded. The applicant Lisa White, addressed the board. She explained that she was asked to provide 5, 9 by 19 ft parking spaces. She had a paving company mark the spot and passed out photos of there the parking is proposed. The parking spaces in question are along the entrance in the shared right of way where two spots are proposed to one side. The property owner at 35 Messer is not in town and the two were going to write up something in agreement. There is room for cars to pass while parked in the proposed area and the parking spaces are more turned rather than straight. The danger of site distance from cars parking on the curb in front of the applicant's property was brought up and L. White noted that there are a few Airbnb's that use the street for parking. C. St. Clair noted that the street is wide enough and white lines had never been put on the street and most automatically park on the sub lawn. For a three unit building, 5 parking spaces are required, 1.5 per each unit. Chair P. Brunette noted the proposal for parking may need to be reconfigured.

S. Soucy asked if the cars parked so close to the building would be a fire hazard and K. Beattie noted that there are many properties where parking in next to the building. L. White noted that the current situation is where her children are currently parking since she has owned, three years now, and it has been working.

L. White's husband addressed the board and explained that she is not a developer but just trying to subsidize the expense for the home with being able to rent. Most of the buildings on Messer are multi family. The applicants are trying to make everything legal with the City.

Chair P. Brunette read the section of the deed referring to the shared driveway. The board questioned the parking along the entrance because the deed gives right to pass and repass, with no mention of parking, on the common area. The legality of the deed should be researched and/or fixed for the application to move forward. Planning Director D. Trefethen noted that the city deems this property as a single family home and there are no parking requirements. Because the property is proposed to be three units, parking is an integral part of the process. Staff shares the same concerns with the parking as the board has stated. Chair P. Brunette concerned with the future of the applicant. The board, satisfied with the information provided, the motion of the acceptance passed 8-1 with S. McWilliam against.

Planning Director D. Trefethen brought up the fact that the property is close to the river and snow storage was a question during TRC as it can't be put within 50 ft of the river. Property owner noted that the snowblower throws the snow more toward the building and not in the 50 ft near the property.

The public hearing opened at 7:55 PM

Mark Condodemetraky, owner of 43-45 Messer St addressed the board. He discussed the parking issue and email he had previously sent. He is not against the conversion as it is needed. The current street parking has been an issue. Multiple vehicles park right up on the driveway apron and up between the sub lawn and curb where that effects the site while existing the property. He would like to make sure his tenants are safe and no detrimental impact on them with the parking rules followed. Chair P. Brunette reminded that on street parking is allowed there. M. Condodemetraky noted the street is lower and if on the street where they should, there wouldn't be an issue. The end of his driveway is deteriorating due to being driven over and working with the City on putting something there to deter that. C. St. Clair noted that parking on sub lawns is something to be brought up to Council as it is a problem all around the city for many years.

The public hearing closed at 8:06 PM

Planning Director D. Trefethen suggested tabling the application and Staff will work with the applicant to get the answers to the questions and concerns. Chair p. Brunette offered an alternative to tabling. If a condition of approval was made for the application to get a title opinion regarding whether it is lawful to use the 10 ft as referred to in the deed as a parking area. That would allow the board to leave it to Staff as to whether the condition was met. B. Cheney feels a conditional approval won't do much good if the applicant has to make so many searches. He suggested tabling the application to give the applicant time to do the work. B. Cheney doesn't feel it fair to staff to weigh the burden without the board looking at it as well. Chair P. Brunette agreed.

Motion to table the application to October 4, 2022 made by B. Cheney, S. McWilliam seconded. All voted in favor.

- 9.II. PL2022-0089SP; 26 Artisan Court; Proposal to to construct a 60'x132' building that will be an accessory use for cold storage of marine equipment that gets pulled out and worked on in the winter

Motion to accept the application as complete made by S. McWilliam, R. MacNeill seconded. All voted in favor.

Applicant: Nick Sceggell representing Miles Marine addressed the board. He noted that the proposed building will be in the current gravel area. Currently the boats are in the yard shrink wrapped and when they need to be worked on are brought into the garage and unwrapped then afterward need to be wrapped back up. The proposal will allow the applicant to keep what needs to be worked on accessible. The building will not be heated and only will have electricity. There is an existing access off Waterford Place as well that will be kept. The stone drip edge along the roof and the footing drain will discharge

into the existing swale.

The public hearing opened at 8:18 PM

No one spoke for or against the application. The public hearing closed at 8:19 PM

Staff Review: Planning Director D. Trefethen read the staff review and reminded the board about the findings of facts when the motion is made.

Motion to approve the site plan application with the dates and conditions as stated in the staff review made by S. McWilliam. The findings noted: the application meets the site plan regulation, the use is an intended use in the district, there will be no adverse effects on abutters and approval allows expansion for the existing use. B. Cheney seconded the motion. 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

Chair P. Brunette congratulated Chief K. Beattie on his new role as City Manager beginning on October 3.

12. OLD BUSINESS

13. PLANNING DEPT REPORT

Planning Director D. Trefethen noted the department is actively recruiting for the Assistant Planner position.

The deadline for the State School property was August 19. Planning Director D. Trefethen is unaware of the total amount of applications received but there are four under review by the Lakeshore Redevelopment committee. B. Cheney suggested that anyone with questions go to the Government and Council meeting and speak with Joe Kenney. Planning Director D. Trefethen assured the board that any proposal, the city will have sway.

14. LIAISON REPORTS

Planning Director D. Trefethen noted that the next Master Plan Steering Committee will be Sept 29 and they will be discussing the building height.

S. McWilliam noted that he applied and has been before the appointment committee on going from alternate to full member. He is waiting on that.

15. OTHER BUSINESS

S. Soucy noted that she has recently been working at the Colonial and hears all the time that there isn't enough places to eat. The places that are open are always packed the nights of shows. She noted she is going to a workshop on September 29 and hopes to bring in some ideas from that.

16. ADJOURNMENT

With no other business before the board, the meeting adjourned at 8:44 PM

Respectfully,

K. Graham

DRAFT