

CITY OF LACONIA PLANNING BOARD  
6:30 PM City Hall - Armand A. Bolduc Council Chamber  
*Accepted October 3, 2023*

9/19/2023 - Minutes

1. CALL TO ORDER

Chair Charlie St. Clair called the meeting to order at 6:31 PM

2. ROLL CALL

Members present: Tyler Carmichael, Rob Mora, Rich MacNeill, Bruce Cheney, Gail Ober, Louis Joseph, Mike DellaVecchia, Stacy Soucy, Scott McWilliam, Charlie St Clair

Absent: Amy Lovisek

S. McWilliam and G. Ober were seated as voting members.

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Kathy Menici

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

6. PRESENTATIONS

The rules and procedures were moved to the end of the applications.

6.I. Rules and Procedure Discussion

There was discussion on how late new items would be taken up at the meetings. The current time is 10 PM. It was decided to schedule a public hearing for Oct 3.

R. Mora asked if the agenda could be changed to after presentations moved to the end of the applications.

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.

7.I. PL2019-0092SP amd1, PL2023-0106CUP(wtInd); Endicott St East MBL 187-72-7; Proposal to amend 2019 approval to modify new access road, amount of solar arrays and relocate interconnect location in the wetland buffer

Applicant: Adam Sandahl updated the board on the status since the Sept 5 meeting. The LFD did review the slope and have approved the proposal according to the September 6 memo. There was question on the name of the access where it is considered a driveway or road and answer is driveway. DPW has also looked the driveway and had no issues. A waiver request for the grade has been submitted.

The public hearing opened at 6:38 PM.

The public hearing closed at 6:39 PM

Staff review: Planning Director K. Menici briefly went over the staff review.

Motion to approve the waiver for the grade made by R. Mora, L. Joseph seconded. All voted in favor.

B. Cheney asked about the washouts on Endicott and who would be responsible for that. After much discussion, the applicant is responsible for any runoff the site.

Motion to approve the site plan amendment with the conditions and dates as noted in the staff review made by R. Mora. Finding that this will bring green energy to the area. M. DellaVecchia seconded. All voted in favor.

7.II. PL2021-0008SUamd2; 224-228 Endicott St East; Proposal to amend the previous approval to remove the condition regarding sewer agreement with abutting property

Applicant: Atty David Plunkett representing RAM Clarendon and Roland and Tracy Mainville were present. Atty D. Plunkett addressed the board. The sewer agreement is 99% agreed upon so Atty D. Plunkett requested to have the application withdrawn. There is still a pending sale for the CO that has been held up and wondered what they could do to get that released.

Planning Director K. Menici noted that outstanding issues are part of the conditions of approval and gave a few examples of what the office is still waiting on. Atty D. Plunkett said the condo docs are in process with Planning and Public Works and asked if the applicant submitted a check to cover any outstanding issues would that work. Planning Director K. Menici would have no issue with a site security to cover the submittal of the as built plan, subdivision plan and any money still due to Dubois & King for the third party inspections. She would also be comfortable with issuing the CO with that. The board will need to make a motion to change those conditions in the notice of action. The agreement will need to coincide with the condo docs as well.

T. Mainville addressed the board. She is frustrated with the back and forth received from the city on what has been submitted already. Planning Director K. Menici clarified what the city regulations are looking for. The applicant is ok with submitting a check for \$10,000 to cover any and all requirements.

The public hearing opened at 7:00 PM

Mark Ranoff, President of the abutting property Sundown addressed the board. He asked for a point of clarification with the status of the water flow system. He asked if the city is satisfied and if it is functioning as it should. That is still pending as one final inspection needs to be done by the third party engineer.

The public hearing closed at 7:03 PM

Motion to accept the withdrawal of the application for the sewer agreement and instead accept a security deposit for security over the submittal of the as built plan, subdivision plan and any money still due to Dubois & King for the third party inspections made by T. Carmichael, R. Mora seconded.

Issue the certificate of occupancy with the conditions as set forth based on the planning dept's recommendations. R. Mora seconded. The board discussed clarification on the co for unit 5 and whether it should be stated in the motion. Planning Director K. Menici suggested it be tied to the building and not just unit 5. Motion amended to reflect the Director's suggestion L. Joseph seconded. All voted in favor.

Charles Mihle board of director at Sundown. He asked if the CO for the sixth unit conditional on the Dubois and King review. Planning Director K. Menici said the applicant is fairly close to the final review and the money being provided tonight will not be released until that is all resolved.

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.
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.

10. NEW BUSINESS
11. OLD BUSINESS
12. PLANNING DEPT REPORT
13. LIAISON REPORTS
14. OTHER BUSINESS
15. ADJOURNMENT

With no objection, the meeting adjourned at 7:33 PM

Respectfully,

K. Graham