

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

10/1/2019 - Minutes

1. CALL TO ORDER

Chair P. Brunette called the meeting to order at 6:35 PM

2. ROLL CALL

Kalena Graham called the roll with the following members present: Brett Beliveau, Jay Forester, Charlie St. Clair, Sarah Jenna, David Bownes, Mike DellaVecchia, Edwin Bones, Peter Brunette

Absent: Claudia Marshessault, Dave Broughton

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen, Assistant Planner Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of Sept 3 minutes

With no other objections, Chair P. Brunette stated the September 3 minutes were accepted.

6. PRESENTATIONS

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

Planning Director D. Trefethen addressed the board. He asked the board to read the document and ask themselves some questions:

Is this too Restrictive? Not Restrictive Enough? Just Right? Is the Process and Authority clear and correct? The Boundaries of District: are they just right, too small, too big? The Next Steps would be: schedule public hearing (this starts HOD authority); List your Concerns or Questions; to decide to recommend to Council; OR should there be more edits?

The current demo permit before the Heritage Commission for the church is being tabled at the request of the Dioceses.

Planning Director D. Trefethen stated that if the board decides to schedule a public hearing, that will start the authorization of the HOD. Any demolition permit that comes in will be the authority of the HOD. If the board decides not to schedule a public hearing and work more on the document, then nothing would change.

E. Bones asked what would happen if this were to get dissolved. Planning Director D. Trefethen stated that it could go to Council by citizen request. E. Bones is concerned about the property owners. The city would be bound by the ordinance unless circumvented by Council. Chair P. Brunette the best thing would be to have the board to their homework and then schedule a public hearing. D. Bownes stated this original included the post office and both churches on Main Street. His though is to schedule a public hearing. That might flush out some issues. Council generated this. E. Bones doesn't want to tie property owners' hands to be able to do what they want with their property. Chair P. Brunette stated there is a different between preservation and restoration and gave the Colonial as an example. D.

Bownes would like the subject to move forward.

Motion to schedule a public hearing for November 6, 2019 made by D. Bownes, S. Jenna seconded. E. Bones doesn't see the hurry and feels more research is needed. He suggested speaking to the property owners this would affect. C. St. Clair stated that this wasn't something new and there has been a concern regarding tearing down buildings of historic relevance. He is not in support of nit picking but overall preservation is what he would like. He is in favor of the public hearing. D. Bownes called the question. The motion passed 6-2 with M. DellaVecchia, D. Bownes, C. St. Clair, B. Beliveau, J. Forester and S. Jenna for and E. Bones and Peter Brunette opposing.

7. EXTENSIONS

- 7.I. PL2017-0088SP, 0089CUP(wetland); 1212-1214 Union Ave; two duplex condominiums; extension request for completion to Sept 1, 2020

There was no one present to represent the application.

Motion to continue the extension request to Nov 6 made by E. Bones, D. Bownes seconded. All voted in favor.

- 7.II. PL2010-0010SP; Scenic Road (63-99 Fletcher Ln), The Lodges; proposal to build 3 structures for 72 units; Extension requested to Nov 3, 2020

Applicant: Chris Duprey, representing the property owner, addressed the board. The ZBA granted their extension in July and the State renewed the AOT permit. They are working along Scenic Rd on other parcels. Just finished the last of the 8-unit townhomes. The extension of the sidewalk on Scenic Rd needs to be completed. They are looking for contractors. The time frame to sell Bluegill has forced the applicant to look at this project and figure out a more cost-effective way to move forward. Staff has no reason to not approve the extension request.

Motion to approve the extension request for November 2020 made by D. Bownes, E. Bones 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.

- 8.I. PL2019-0107SU; 85 Zion Hill Road, Lakes Region Bible Church; proposal to subdivide the property into three lots

This application was withdrawn by the applicant.

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. PL2019-0119CUP(wetland); Outerbridge Drive (Village 10); proposal to cross a wetland to connect the sewer lines, 300 sq ft of temporary impact to wetland 1130 sq ft impact in buffer

Motion to accept the application as complete made by D. Bownes, C. St. Clair seconded. All voted in favor.

Applicant: John Bernard addressed the board. The boring company said the tolerance too tight for boring so he is asking for a temporary wetland crossing conditional use permit. The wetlands will be restored as to what was disturbed. He would like do this as soon as he can, if approved tonight.

The public hearing opened at 7:12 PM.

Abutter input: Roland Ambial of 21 Freedom Lane addressed the board. He is concerned about the disturbance of the wetlands because of how long it has been there. As a resident, they have been dealing with the construction traffic as it is. He asked if the wetlands and wildlife are being preserved.

Alice Wolf of 63 Freedom Lane addressed the board. She faces the field and pond. She asked what happens to the land when the line is put in and asked how it will be put back to what it was. J. Bernard explained the process. They would dig a 4 ft trench and be using the same material. They will try to peel and preserve the top layer. He is going to do everything they can to preserve what is there. Chair P. Brunette asked what the alternative would be if not approved and was told they would attempt to boar. Even though it would be more of an impact with the boring.

Sandy Ambial of 21 Freedom Lane addressed the board. She asked where the work was going to be and J. Bernard showed her on the plan. She would like an escrow for any reason it doesn't get finished.

Planning Director D. Trefethen explained the plan. It is a one-day process and the Conservation Technician will be checking on the project throughout the process.

The public hearing closed at 7:24 PM.

Planning Director D. Trefethen read the staff review. Many abutters have asked about the location from the vague abutter letter from DES. Chair P. Brunette understands the concerns. J. Forester recused himself from the application. C. St. Clair said it sounds like the concerns have been answered from what he heard.

Motion to approve the conditional use permit application subject to escrow on file made by M. DellaVecchia, C. St. Clair seconded. C. St. Clair asked about the escrow and Planning Director D. Trefethen explained. 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

- 11.1. 1330 Union Ave; Conceptual review to demolish the existing motel and build 32 condominium units

Applicant: Jon Rokeh, Jason LaCombe from SMP architects and Ralph Meissner from DHB homes were present. J. Rokeh addressed the board. The concept is to house a total of 32 condos in four buildings with indoor garage and outdoor parking spots as well as parking for guests. The site is set up for views. The motel will be completely demolished. The existing beach will not change. The existing docks will be upgrade and possibly adding one more. The concept it similar to those at Christmas Island as it is the same engineer and architect. A Performance Zoning consideration would be the unit amount. Allowed is in the high 20's and they need the 32 to make it happen. The site is serviced by municipal utilities.

Jason LaComb gave a PowerPoint presentation on the architecture.

Board thoughts: Chair P. Brunette asked about the height and if something could be done to lower that. C. St. Clair noted that the neon sign out front of the property is kind of a landmark. He asked that the applicant think about leaving the sign up. The applicant would be amenable to that. M. DellaVecchia has an issue with the height and the proximity to the lake as well as the visual from the lake. D. Bownes brought up the fact that short term rentals are before the Council and R. Meissner noted that

the plan is to do the same thing as they did with Christmas Island with no short term rentals being allowed. Chair P. Brunette's only concern is how it looks from the lake. Planning Director D. Trefethen pointed out that the underline zone is Urban Commercial (UC) and the height allowed is 60 ft. Chair P. Burnette asked if the Barton's were present and no.

Planning Director D. Trefethen mentioned the options to the board. 1) to approve the conceptual plan, 2) approve the conceptual plan with conditions, or 3) not approve but give suggestions.

Chair P. Burnette thinks the board should vote on the conceptual plan. B. Bellevue would like a line of sight from across the water. J. Forester suggested thinking about the architectural views from the water. C. St. Clair would rather the comments be taken seriously. There will be people across the bay to complain about the height.

Motion to approve the concept made by D. Bownes, E. Bones seconded. The motion passed 6-1 with M. DellaVecchia opposing.

Sarah Jenna left at 7:44 PM.

11.II. 111 Church Street; Conceptual Review for conversion to residential units

Applicant: Kevin Morrissette addressed the board. The building was purchased a while and had been trying to decide what to do with it. The best use would be residential. The exterior of the building wouldn't change, except for new windows. Twelve units are proposed for the existing building and construct a new four-unit building, for a total of 16 units. There will be 16 garage spaces in three locations. Currently there are 66 parking spaces. There will be one for each unit plus additional parking with the opportunity for more green space. Performance zoning would come in to play on a few things. One is the proposed garage off Church Street. He would like it to be 5 feet off the property to align with the existing building. With the new zone, the setbacks are the average of the surrounding lots. The units will be around 1000 sf. All new electrical service will be put in. Each unit will have separate furnaces. There is natural gas to the site. K. Morrissette believes the storm drainage is adequate with two catch basins. There is a need to mid-priced housing according to the Master Plan.

M. DellaVecchia noted that someone went to the Zoning Board a few months ago and was turned down. Planning Director D. Trefethen stated it was prior to the performance zoning, and a matter of bad timing. D. Bownes asked about getting 24 cars on the lot and K. Morrissette said it can happen.

K. Morrissette thanked the board for looking at the conceptual plan on such short notice.

Motion to approve the concept made by D. Bownes, E. Bones seconded. All voted in favor.

12. OLD BUSINESS

Planning Director D. Trefethen passed out some pictures of 200 Garfield. Planning Director D. Trefethen explained that the pole is the issue. tend to swing away from the pole and into the opposite lane. Wes Anderson, Public Works Director suggested eliminating some of the driveway pavement and create a bump out. This would force a bigger arc around the pole. This would be on the applicant, not the city. Planning Director D. Trefethen gave the board some options. D. Bownes thinks the applicant should be present. Chair P. Brunette agreed with D. Bownes about not dealing with it tonight. B. Beliveau suggested painting lines.

13. PLANNING DEPT REPORT

Planning Director D. Trefethen updated the board on Short Term Rentals. Short Term Rentals is now before Council and some disagree with eliminating the number of rentals and having it allowed in all the zones. Their idea is to limit short term rentals only to the Commercial Resort (CR) and Shore Front Residential (SFR) areas. the other residential zones would not be allowed except for owner occupied units.

14. LIAISON REPORTS

15. OTHER BUSINESS

16. ADJOURNMENT

Motion to adjourn made by D. Bownes, E. Bones seconded.

The meeting adjourned at 8:37 pm

Respectfully,
K. Graham