

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted December 3, 2019

11/6/2019 - 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 members present: Charlie St. Clair, Sarah Jenna, David Bownes, Mike DellaVecchia, Edwin Bones, Peter Brunette

Absent: Brett Beliveau, Jay Forester

Chair P. Brunette seated S. Jenna as a voting member.

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Assistant Planner Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.1. Acceptance of Minutes from October 1

Motion to accept the minutes from October 1 made by C. St. Clair, E. Bones seconded. All voted in favor.

Chair P. Brunette made an announcement that the application for the Taylor Home, would not be heard tonight, but continued to December 3 at the applicant's request.

Chair P. Brunette also noted that the Historical Overlay District public hearing would be moved to the beginning of the agenda due to the large amount of folks present.

6. PRESENTATIONS

6.1. Presentation on rezoning Southdown/Long Bay from Residential Single (RS) to Shore Front Residential (SFR)

Assistant Planner R. Mora gave a brief presentation. On October 28, Council put forward a proposal to compliment the new short term rental proposal. Currently Southdown and Long Bay are Residential Single (RS) and this would allow for short term rentals. He stated board has a few options: schedule a public hearing, make a subcommittee for more analysis, or wait until council decides what they are doing with the proposal in front of them and table this. D. Bownes feels it would be important to know what the final outcome will be before changing it and asked how many other shorefront properties there are that could fall into the category.

Motion to continue the presentation to December 3 made by E. Bones, S. Jenna seconded. All voted in favor.

7. EXTENSIONS

- 7.I. PL2017-0088SP, 0089CUP(wetland); 1212-1214 Union Ave; two duplex condominiums; extension request for completion & mylar to November 3, 2020

Applicant: Tim LeClair, representing Dock 4 Shores, addressed the board. There was a delay in starting and hope to start the second building next fall.

Motion to approve the extension request to November 3, 2020 made by D. Bownes, S. Jenna seconded. All voted in favor

- 7.II. 06-010SU, 007CUP (cluster), 008CUP (wetland); Rte 106 & 107, Lilac Valley Estates, cluster subdivision; extension request for completion to November 3, 2020

Applicant: Jon Rokeh, representing Lilac Valley LLC addressed the board. He stated there are four foundations in and they just submitted three more building permits. He was told once they get another certificate of occupancy, they project will be vested.

Motion to approve the extension request to November 3, 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.
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. Proposal to establish a Historic Overlay District (HOD) in the City of Laconia pursuant to RSA 673:4 & 674:45-50

The public hearing opened at 6:37 PM

Tara Shore of 47 Adams Street, addressed the board. She shared facts from around the state regarding historical districts. The main idea is about preserving the community character. The proposed HOD would not regulate use or sale of property. It is a myth that a building on the National Register will be saved. It is for designation only. Chair P. Brunette noted that the registry is more for inventory.

Marsha Hayward of Wildwood Road addressed the board. She noted that Gilford has a Historical District and that it is more restrictive than this proposal. It is a matter of cooperation between the applicant and Commission. She feels Laconia should follow Gilford's example and work in conjunction with the community leaders.

C. St. Clair mentioned that he needed to leave but wanted the board to know that he would vote to move the proposal to Council. He left at 6:49 PM.

Jane whitehead of 245 Pleasant Street addressed the board. The bottom line is that a Historical District would bring financial benefit when implemented. She noted that the Catholic church has submitted a demolition permit which is before the Heritage Commission and the church cannot be saved.

Andrew Cushing of the NH Preservation Alliance, addressed the board. He travels around the state and helps start projects. There are increasing amount of studies that show young people value the historic

areas. It would be huge for Laconia and encouraged the board to take on the opportunity. Chair P. Brunette asked if there's resources to help and was told training and workshops are offered around the state.

The public hearing closed at 6:57 PM

D. Bownes spoke for himself and as Council Liaison. This proposal came from Council and has had a lot of work put in to it.

Motion to refer the proposal for the Historical Overlay Deistic to City Council as proposed made by D. Bownes, M. DellaVecchia. E. Bones noted that establishing a HOD that will only apply to few properties is a failure. If the area was expanded he would be less hesitant. Chair P. Brunette asked how the district would be modified going forward and D. Bownes said recommendation for consideration of inclusion of other properties that may qualify. Council will have final say of the district. S. Jenna stated the reason was to simplify for Council. It was noted that not one property owner from the downtown area has been before the board for comment. The motion passed 4 – 1, with E. Bones opposing.

- 9.II. #04-018SPamend1; 277 Weirs Blvd, Hi Spot Condos; Proposal to amend the conditions of the condominium approval from July6, 2004 to allow unit 10 to be used as a primary residence

Motion to accept the application as complete made by E. Bones, S. Jenna seconded. All voted in favor.

Applicant: Ken Marier addressed the board. The association is looking for someone to be there all the time.

they bought thinking it was. he has a stand alone unit. Assistant Planner R. Mora gave a brief history.

The public hearing opened at 7:21 PM

Public input: no one spoke for or against the application.

The public hearing closed at 7:21 PM

Motion to approve the amendment to the original approval to allow unit 10 to be used as year round residence with the dates and conditions as stated in the staff review made by D. Bownes, S. Jenna seconded. All voted in favor.

- 9.III. PL2019- 0126CUP(wetland buffer); 25 Eastman Shore Drive; Proposal to correct site & erosion control issues

Motion to accept the application as complete made by E. Bones, M. DellaVecchia seconded. All voted in favor.

Applicant: Michael Sirois, property owner, addressed the board. He doesn't at the site reside year round but stays there throughout the year. They bought the property in September and noticed erosion in November. The septic alarm kept going off but that wasn't the issue. Riorden did the original sitework and noticed the driveway was not where it was on the plan. M. Sirois was unaware a permit was needed to fix the issue.

The public hearing opened at 7:28 PM

Public input: no one spoke for or against the application.

The public hearing closed at 7:28 PM

Staff report: Assistant Planner R. Mora gave background and read the staff report. Concom agrees with the work done and staff supports the CUP request.

Motion to approve the conditional use permit with the dates and conditions stated on the staff review made by E. Bones, S. Jenna seconded. All voted in favor.

- 9.IV. PL2013-0119SU amend2; 61 Pendleton Rd, Beechwood Development; Amendment to application of cluster subdivision to adjust lot lines for lot #8

Motion to accept the application as complete made by S. Jenna, E. Bones seconded. All voted in favor.

Applicant: Steve Smith representing John and Jaqueline Remington, addressed the board. He explained the subdivision has been before the board many times. This is a request to amend the lot lines with lot eight. The lot was approved with a 30 ft wetland buffer and that buffer has since changed to 50 ft. That made the lot unbuildable. A few years ago the applicant was granted a conditional use permit to be allowed to build in the buffer. The lot change is to take some of the lot out of the wetland, but will still need a CUP for the buffer.

The public hearing opened at 7:34 PM

Public input: no one spoke for or against the application.

The public hearing closed at 7:34 PM

Staff report: Assistant Planner R. Mora read the staff review. Staff supports the request.

Motion to approve the amendment with the dates and conditions as stated in the staff review made E. Bones, S. Jenna seconded. All voted in favor.

- 9.V. PL2014-0158CUP (wetland buffer) amend2; 205 Wentworth Cove (lot 8 of the Beechwood Development); Amendment to application to construct with the in the 30 ft wetland buffer where a 75 ft buffer is currently in place

Motion to accept the application as complete made by S. Jenna, D. Bownes seconded. All voted in favor.

Applicant: Steve Smith, representing the Remingtons, addressed to the board. He stated that because the lot was amended he been to the Concom and put the note on the plan that was asked for. This would be for the building to be away from the lake more. He is asking for a 2 year approval period instead of 1 year.

The public hearing opened at 7:38 PM

Public input: no one spoke for or against the application.

The public hearing closed at 7:38 PM

Staff report: Assistant Planner R. Mora read the staff report. He noted that the conditions are the same as required from the last approval.

Motion to approve the amendment with the dates and conditions as stated in the staff review made D. Bownes, S. Jenna seconded. All voted in favor.

- 9.VI. PL2019-0127SP; 435 Union Ave; Proposal to eliminate the cul-de-sac at the end of Cottonwood Ave

and create a T-turnaround with associated easements

Motion to continue the application to December 3, as requested, made by E. Bones, D. Bownes seconded. All voted in favor.

- 9.VII. PL2019-0128SU; 11 Sonia Drive/ 157 Massachusetts Ave; Proposal for boundary line adjustment between the two lots

Motion to accept the application as complete made by E. Bones, S. Jenna seconded. All voted in favor.

Sidewalk waiver: Assistant Planner R. Mora stated there are no sidewalks in the area and the proposal is not creating any new lots.

Applicant: Dave Dolan representing the property owners, addressed the board. D. Dolan stated the neighborhood is residential and fully developed. They are moving the line between the two lots. The nearest sidewalk is about 1,000 ft to North Street. There was a lengthy discussion on sidewalk waivers and other options.

Motion to continue the boundary line adjustment for staff to get the distance from the last sidewalk and alternatives for constructing sidewalks to December 3 made by D. Bownes, E. Bones seconded. All voted in favor.

- 9.VIII. PL2019-0129CUP(wetland buffer); Van Buren Road MBL 287-307-13; Proposal to construct a 5,400 sf barn with tennis court in the wetland buffer

Motion to accept the application as complete made by E. Bones, S. Jenna seconded. All voted in favor.

Applicant: Steve Smith representing RE Closing LLC, addressed the board. The property is the last lot on the road and owner, Scott Everett, owns a house on Paugus Park Road. This would be for his personal use. S. Smith explained the proposal. Bohler Engineering has done the work with himself as a consultant. The lot has 855 ft of road frontage. Out of the 7+ acres, there are only a few acres is not wetland. There is no way to get in the area without disturbing the buffer. Concom was ok with the proposal. A wall is proposed to minimize the impacts to the buffer. There will be trimming of some of the road frontage for proper site distance. imps to build on the site without impact. own water and sewer.

The public hearing opened at 8:05 PM

Public input: no one spoke for or against the application.

The public hearing closed at 8:06 PM

Staff report: Assistant Planner R. Mora read the report. Concom made a request to add one note to minimize the amount of trees cut along the road.

Motion to approve the application with the dates and conditions as stated in the staff review made by M. DellaVecchia, E. Bones seconded. 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.

10.I. PL2019-0108SP,0115CUP(alt parking); 903 Union Ave; proposal for alternative parking

Motion to accept the application as complete and schedule the public hearing for December 3 made by E. Bones, S. Jenna seconded. All voted in favor.

Tom Brown an abutter to the subject lot, addressed the board. Chair P. Brunette explained the application acceptance process.

10.II. PI2019-0124SU; 55 Bay Street/6 Winnisquam Ave; boundary line adjustment

Motion to accept the application as complete and schedule the public hearing for December 3 made by E. Bones, D. Bownes seconded. All voted in favor.

10.III. PL2019-0122CUP (wetland buffer); 40 Carriage Lane; Proposal to add a deck within the 50 foot wetland buffer

Motion to accept the application as complete and schedule the public hearing for December 3 made by E. Bones, M. DellaVecchia seconded. All voted in favor.

11. NEW BUSINESS

11.I. 781 Union Ave; Conceptual Review to merge 781 Union & 27 Clinton properties, remove the structure on Clinton and construct parking area, refurbish 1st floor as commercial space, 2nd floor as Oprah House and 3rd floor as two residential units

D. Bownes was not comfortable with only 5 members present for this review and asked about continuing to December 3.

Motion to continue the conceptual review to December 3, 2019 made by D. Bownes, E. Bones seconded. The motion passed; three for (D. Bownes, M. DellaVecchia, E. Bones) and two against (Chair P. Brunette , S. Jenna).

12. OLD BUSINESS

12.I. 200 Garfield Street discussion with Board

Assistant Planner R. Mora explained the situation and went over the letters and options. The board reviewed input from the applicant and DPW. The board is satisfied that the conditions of the NOA were met. Forest Noe was present for any questions the board had.

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

15. OTHER BUSINESS

Chair P. Brunette told the board of C. Marchesseault's resignation.

16. ADJOURNMENT

Motion to adjourn made by D. Bownes, E. Bones seconded. All voted in favor.

The meeting adjourned at 8:30 PM

Respectfully,
K. Graham