

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Conference Room 200A
Accepted December 4, 2018

11/14/2018 - 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 member present: Dave Broughton, Charlie St. Clair, Edwin Bones, Claudia Marchesseault and Peter Brunette

Alternate members present: Brett Beliveau

Absent: Jay Forester, Sarah Jenna, David Bownes, Gail Denio, Mike DellaVecchia, William Contardo

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of October 2 minutes

The minutes were sent Oct 9 and requested changes were done. With no objections, Chair P. Brunette stated the minutes were accepted as submitted with a motion by D. Broughton.

6. PRESENTATIONS

7. EXTENSIONS

7.I. PL2014-0115CUP(wetlands)amd1; 61 Pendleton Rd; Beechwood lot 8; extension request; November 2019

Applicant: Steve Smith, representing the Remingtons, explained the request. When the subdivision was approved, the wetland buffer was 30 ft and has since been changed to 50 ft. The applicant came in for conditional use permit and currently in process of getting a buyer. The applicant is requesting a one year extension. Staff supports the request.

Motion to approve the extension request made by E. Bones, C. St. Clair seconded. All voted in favor.

7.II. PL2017-0088SP, 0089CUP(wetland buffer); 1212 Union Ave; extension request; November 2019

Applicant: Tim LeClair, of Dock 4 Shores LLC was present. He explained the request. Planning Director D. Trefethen stated activity has started and Staff supports the request.

Motion to approve the extension request made by D. Broughton, B. Beliveau seconded. All voted in favor.

- 7.III. 06-010SU, 06-007CUP (Wetlands), 06-008CUP(Manuf. Housing Park); Route 107 & Old Prescott Hill, Lilac Valley; Request For Extension

Applicant: Jon Rokeh explained the request. This is one of the properties caught in the CN&M bankruptcy. The applicant has pulled building permits and they are on the verge of being fully vested. This is anticipated to be the last time before the board. Staff supports the extension request.

Motion to approve the extension request made by D. Broughton, C. St. Clair seconded. All voted in favor.

C. St. Clair noted that he has a delegation meeting and will be leaving by 7 pm.

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. PL2018-0075CUP; Woodvale Ave; Proposal to level the lot with fill within the 50 ft wetland buffer

Applicant: Richard Homsy presented the application. He is in agreement to the conditions and recommendations from staff. The only issue is that the applicant can't do the vegetation plantings by the Dec 5 deadline and asked to have until May 1, 2019.

Staff Review: Planning Director D. Trefethen read the staff review. Staff has no issue with the extended deadline for planting and suggested May 15. Staff feels the proposal for the drainage will be adequate. ConCom is still concerned about setting a precedent and feels it is too close to the wetland. Staff feels each application and lot should be looked at separately and on their own merits. Chair P. Brunette asked about the neighbors view across the street and was told the vegetation will help. R. Homsy stated the lots were purchased jointly, and is unsure what will be built in the future. For now, they are cleaning it up for curb appeal. The applicant will work with the Conservation tech on list of plantings for screening.

Chair P. Brunette opened the public hearing at 6:42 pm

Abutter input: There was no one to speak for or against the application

Chair P. Brunette closed the public hearing at 6:43 pm.

Motion to approve the conditional use request with the dates and a revision for the landscaping improvement security to May 15, along with the conditions stated in the staff review made by C. Marchesseault, D. Broughton seconded. All voted in favor.

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. PL2018-0089CUP(wetland buffer); Trail Haven (Barbara Blvd); Proposal to allow construction in the 50 to 30 ft buffer in accordance with the original approval from 2003

Applicant: Tim Bernier of TFB Incorporated explained the proposal. This was a cluster subdivision that was approved in 2004 under the 30 ft wetland buffer and built in two phases: Trail Haven north and south. The south is built out and 7 lots in the north part still to build. Since the approval, the wetland buffer has changed to 50 ft. A lot of the infrastructure has been installed and on-site improvements put in. His company was hired to update the septic designs and in going over the City's regs, noticed the change in buffers. The applicant met with ConCom few times and took their input and worked with the

new developer. The houses are a little bit smaller than originally proposed. They did what they could to keep the buildings out of the buffer. There are little impacts like the well and of little bit of grading, but was able to preserve a lot of the 50 ft buffer. There were roads partially constructed in the 1950s without any drainage which created a lot of manmade wetlands. There are trails within the development and wanted to preserve them as well. The applicant is ok with the staff recommendations.

Staff Review: Planning Director D. Trefethen read the staff review. He found the old approval where it states the roads will be private and maintained by the home owner association.

Chair P. Brunette opened the public hearing at 7:06 pm

Abutter input: Eric Vansteensburg of 98 Barbara Blvd spoke. He said the City has taken a precedence with hands off on the north end of Barbara Blvd. He said the roads are in deplorable. He asked what the city plans on doing as far as the road itself? He stated that there is says no association and pays a lot to the city and gets nothing out of it. T. Bernier stated there is an association in place and all is done correctly. The HOA owns the roads and single lots. When the lots get development there will be more people to share the expense.

Planning Director D. Trefethen had had many discussions with DPW regarding the subdivision and not maintained by the city because those roads are private. The town line is part of the reason, because an inter-municipal agreement would be needed.

Sean Mulligan of 26 Colby Court, unit 2, spoke. Colby Ct goes off Barbara Blvd. He stated that they do have meetings and dues. He asked that as decisions are made, he would like the board to consider what the city is doing to the homeowners that have been there a long time. The road used to be plowed by the city but then stopped. The question of who owns the road was brought up.

Chair P. Brunette closed the public hearing at 7:43 pm.

Motion to approve the conditional use request with the dates and conditions stated in the staff review made by B. Beliveau, E. Bones seconded. All voted in favor.

9.II. PL2018-0093CUP(wetland buffer); 37 Leighton Avenue South; Proposal to construct new house within 75 foot wetland buffer

Applicant: Nicol Roseberry of Ames Associates presented the applicant, Anthony and Terry Bouchard. The existing residence is located two and a half feet from a poorly drained wetland contiguous to Lake Winnisquam giving the buffer 75 ft. There is an existing leach field partially within the buffer and a septic tank located entirely within that buffer. The existing house is in need of reconstruction. The proposed residence will be nine and half feet from wetland. The parking area is proposed to be expanded to access a garage by a screened porch breezeway. The driveway will be permeable surface as recommended by ConCom. Walkways and patio will be permeable as well, leaving the only impervious surface, the residence. Crushed stone and drip trenches will be put in for stormwater management. Native vegetation will be planted in the buffer area. The applicant has shoreland and septic approvals from the state. E. Bones noted that the expansion will be about 3x larger than existing. N. Roseberry noted there is a four percent increase in impervious surface that includes the hardscape that I permeable. The lot will not allow infiltration of stormwater. The septic is fairly contemporary and part of the project is to reconstruct it further outside the buffer. There is a small corner that is within the buffer. It will be full time year round home which it's currently not.

Staff Review: Planning Director D. Trefethen read the staff review. A lot of waterfront homes that used to be camps are being demolished with larger year round homes are being built.

Chair P. Brunette opened the public hearing at 7:59 pm.

Abutter input: No one spoke for or against the application.

Chair P. Brunette closed the public hearing at 8:00 pm.

Motion to approve the conditional use request with the dates and conditions stated in the staff review made by D. Broughton, 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. PL2018-0072SP; 903 Union Ave; construct 85 x 85 ft structure for boat storage

Motion to continue the application acceptance to January 8, 2019 made by E. Bones, D. Broughton seconded. All voted in favor.

- 10.II. PL2018-0080SU; New Hope Drive; proposal for a conventional 22 lot subdivision, previously approved with expiration in 2014; ~waiver for updated plans

Motion to continue the application acceptance to January 8, 2019 made by D. Broughton, B. Beliveau seconded. All voted in favor.

11. NEW BUSINESS

12. OLD BUSINESS

- 12.I. 05-020SU, 05-028CUP(cluster)amd1; 198 Endicott St North, Weirs Beach Village; waiver request for elimination of additional internal sidewalks

Applicant: Frank Yerkes was present representing the property owners association and the developer, Skip Kelley. Also present was members of the Weirs Beach Village owners association. The project was originally approved April 5, 2006. At the May 19th meeting the association voted unanimously to not continue building the internal sidewalks. The roads and infrastructure are privately maintained.

Planning Director D. Trefethen gave a brief background. The project has been in process of development for several years and is considered vested and making great progress in terms of building. The original approval required two sets of sidewalks be put in; along Hilliard Rd to the second entrance of the development which that approval will remain and interior sidewalks. The waiver is for the interior sidewalks. The Planning Board wanted the sidewalks to be stone dust instead of pavement. The stone dust is difficult to maintain and becomes overgrown and hard to keep clear. When the developer is done, everything will be turned over to the association and they voted and don't want any more internal sidewalks.

Chair P. Brunette opened the public hearing at 8:13 pm

Abutter input:

Marie Bright of 40 Memory Ln spoke. She said the current sidewalks are not being used.

F. Yerkes stated that there are 85 lots and 14 left to be developed. Phases 1,2 & 3 are done and they are into phase 4.

Motion to waive the construction of the remainder of the internal sidewalks with understanding that they don't have to maintain the existing sidewalk made by D. Broughton, B. Beliveau seconded. All voted in favor.

13. PLANNING DEPT REPORT

Planning Director D. Trefethen noted that Staff is still in need of a ConCom and LRPC representative. Chair P. Brunette volunteered for LRPC.

Next Tuesday, November 20, there will be a Master Plan Steering Committee at 6 pm. This will be the first meeting since the Master Plan adoption.

Starting possibly at the January meeting, Staff will be reorganizing the staff review document and the Planning Board procedures need to be updated.

14. LIAISON REPORTS

15. OTHER BUSINESS

16. ADJOURNMENT

Motion to adjourn made by D. Broughton, C. Marchesseault seconded. All voted in favor.

The meeting adjourned at 8:38 pm

Respectfully,
K. Graham