

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted February 4, 2021

1/5/2021 - Minutes

1. CALL TO ORDER

2. ROLL CALL

Members physically present: Bruce Cheney, Charlie St. Clair, Mike DellaVecchia

Members remotely present via Zoom: Edwin Bones, Kirk Beattie, Jewel Fox, Stacy Soucy, Peter Brunette, Sarah Jenna

Members absent: Rich MacNeill, Brett Belliveau

All members of the board via Zoom were alone in the room and quorum established.

Alternate members S. Soucy was seated as a voting members.

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen, Zoom Host Assistant Planner Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of Minutes from December 1

With no objections, Chair P. Brunette declared the minutes accepted

6. PRESENTATIONS

6.I. Updates to the Wetlands Conservation and Water Quality Overlay District 235:17 and Shoreland Protection District 235:19

Conservation Technician Ashley Ruprecht gave the powerpoint presentation. She provided the proposed amendments. The goal is to clarify the existing language for easier comprehension. The document has been worked on for several months with the Conservation Commission. She went over the changes.

Planning Director D. Trefethen noted that some things proposed is what staff has been enforcing for a while and this is more of an administrative interpretation and it is best to have it in black and white. B. Cheney questioned whether the "new construction" should be in there under the portable toilet section and just not having that part in there. He gave the one behind City Hall as an example.

Motion to refer the proposed draft to public hearing on February 2 made by E. Bones, B. Cheney seconded. All voted in favor by roll call vote.

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.

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.

8.1. PL2013-0100SP amd2; 264 Lakeside Ave, Tower Hill Tavern; Request to amend the original approval to allow for indoor live music & DJ's until close at 1 am

Planning Director D. Trefethen has spoken with the applicant and the sound engineer. The applicant has requested the application be tabled to March 2. In speaking with the sound engineer, there are measuring devices on the market that might be able to do what is needed. The applicant would purchase and submit the report to the city on a regular basis. E. Bones asked if all the businesses in that area would be required to have devices and was told that because this applicant has requested a change to his business times, other businesses are grandfathered. C. St. Clair suggested any device be looked at as they can be sabotaged.

7:17 PM Chair P. Brunette asked Vice Chair E. Bones to take over for a bit.

Planning Director D. Trefethen noted that he is leaning toward a device located inside the building vs outside. Vice Chair E. Bones asked who would be det the noise level when there is nothing in the ordinance. Planning Director D. Trefethen noted there are standards out there. Vice Chair E. Bones would like to find a way that is not unfair to the applicant.

7:23 PM Chair P. Brunette returned.

B. Cheney noted there was a noise ordinance with a subjective standard that the Police Dept was asked to exercise. He doesn't want to be unfair to the applicant as well as the neighbors. He feels a mechanical measure is more fair than leaving it up to the Police.

K. Beattie noted that the Fire Dept works closely with the applicant and has seen a lot of progress. He wondered if in March there would be more continuances or if staff felt the application would be ready for a vote. He would rather not drag it on. Planning Director D. Trefethen hopes that staff will have recommendations for the March 2 meeting. In short conversations with the sound engineer the City is on his list.

Motion to continue the application to March 2 made by K. Beattie, E. Bones second. All voted in favor by roll call vote.

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.

9.1. PL20200066SU, 0067CUP(cluster), 0068CUP(wetland); Mile Hill Road, Mountain Lake Village; proposal for a 51 lot (18 in Belmont, 33 Laconia) cluster subdivision with underground utilities & sidewalk

Applicant: Phil Brouillard addressed the Board. He began the presentation with drone footage of the property along the roads that had been cut in with the prior approval. All Belmont approvals have been in place already. He noted that every lot will back up to conservation land. He has been working on this project since 2001. There are 51 lots in total: 33 in Laconia and 18 in Belmont. The application needs to go back to TRC for final review. He wanted the Board and public to see the proposal and requested a continuance to March after the public hearing was done. The area follows the bypass and looks out over the mountains and lakes, as in the name: Mountain Lake Village. J. Rokeh the engineer addressed the Board via Zoom and went over the project. There will be municipal water and sewer as well as internal sidewalks. There will be closed drainage systems. A pump station will be put in and exit on to Mile Hill Road. The streets will be made to City standards and eventually be City streets. There will be a homeowners association and sidewalks will be taken care of by them until the City takes over. C. St. Clair had a concern regarding the roads due to past issues. P. Brouillard noted that they will be City streets and will be up to the City. The price range will be for moderate income and lots being different sizes with different prices associated.

The public hearing opened at 7:51 PM.

Abutter input:

There was no one to speak for or against the application.

The public hearing closed at 7:51 PM.

Staff Review: Planning Director D. Trefethen noted that since the applicant was requesting a continuance, Staff is not ready to make recommendations. He did address the comments on the housing price. These are market rate, not subsidised housing. There is a market for non seasonal homes in the area. New construction of just a home, not including land or utility runs a minimum of \$150 sf currently. He asked the Board to keep that in mind. P. Broulilaard is hoping that local people will want to move up and then in return create more inventory.

Motion to approve the application with the dates and conditions as stated in the staff review made by B. Cheney, C. St. Clair seconded. All voted in favor by roll call vote.

- 9.II. PL2020-0116SP, 0121CUP(offsite parking), 0122CUP(dealership); 570 Union Ave, Cantin Chevrolet; Proposal to construct 15,480 sf paved parking lot for 40 vehicles, 10 ft retaining wall and associated landscape and lighting; a waiver for street trees is also requested

Applicant: Tom Cantin and Tom Selling addressed the Board. T. Selling explained the proposal. This lot is located next to Domino's and will be for extra inventory. The railroad contacted the applicant stating they didn't want any discharge in the right of way and the applicant acc that request with a second drainage pipe. The applicant is requesting a waiver for street trees as they are not conducive to mainance and the well being of new vehicles. There are two existing curb cuts on the property: one on the south end which is 28 ft and one next to Domino's which is 48 ft. The applicant is keeping the curb cuts so they don't cut into the newly redone Union Ave. However the southerly one will be closed off and will house a landscape island and underground detention chamber for drainage. Customers will not be going on the lot, only employees. The existing crosswalk will still be used.

The public hearing opened at 8:10 PM.

Public input:

There was no one to speak for or against the application.

The public hearing was closed at 8:11 PM.

Staff Review: Planning Director D. Trefethen read the staff review. He reminded the Board that two votes would be needed: one for the waiver of street trees and the other the site plan application and two conditional use permits. Staff has been working with the applicant and vegetation will be along the street instead of the trees, so they have no issue with the waiver. Chair P. Brunette asked what will be seen from the WOW trail and was told a block wall identical to what is behind Domino's. The applicant has applied for a shoreland permit since the project is within 250 ft of the shoreland.

C. St. Clair asked when the project will be started and T. Cantin would like to as soon as the lot is cured, but does not have a date yet, as they need to bring in a lot of fill to fill the prior foundation hole. They hope to start as soon as they can break ground. S. Soucy asked if the applicant ever intends to put a building on the site and was told no building or sign. They do intend to put up a flag pole surrounded by grass, a fence and a small box for irrigation, lights and the security system. M. DellaVecchia asked for clarification on the street trees because this could be a chance to make Union Ave look better. Planning Director D. Trefethen explained the street tree part of the site plan regulations. C. St. Clair feels the applicant deserves the waiver and Chair P. Brunette agreed.

Motion to approve the waiver request for street trees made by S. Jenna, C. St. Clair seconded. The motion passed by roll call vote with E. Bones, K. Beattie, J. Fox, S. Soucy, P. Brunette, S. Jenna, B. Cheney, C. St. Clair in favor and M. DellaVecchia opposed.

Motion to approve the applications with the dates and conditions as stated in the staff review made by S. Jenna, C. St. Clair seconded. All voted in favor by roll call vote.

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

12. OLD BUSINESS

C. St. Clair asked what the status is with the trees that were supposed to be removed from the Barton's site and replanted to another and Planning Director D. Trefethen noted that he will follow up with the applicant.

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

LRPC: Assistant Planner R. Mora noted there was nothing to report.

Conservation Commission: S. Soucy brought up that Councilor Cheney had done a wonderful presentation to the Commission regarding the Perley Oak property.

Council: B. Cheney noted there was nothing Planning Board wise to report but suggested folks take in the scene of Perley Pond. He noted there is a difference of opinion on what the area should look like.

HDC: C. St. Clair noted the Commission will be presenting a plan to the Board next month for expansion of the Historic Overlay District in the downtown area. There was a question on when the Colonial Theatre would be finishing up and Planning Director D. Trefethen stated the theatre should be done March or April but the front area will be further down the road.

15. OTHER BUSINESS

M. DellaVecchia asked E. Bones if he had anything to report on his findings regarding sidewalks and E. Bones stated he needed to discuss with Staff first then will bring it to the Board.

Chair P. Brunette stated that demolition on Elm Street has begun.

16. ADJOURNMENT

With no further business, and no objection, Chair P. Brunette adjourned the meeting at 8:39 PM.

Respectfully,

K. Graham