

City of Laconia Minor Site Plan Committee
2:00 PM City Hall - Armand A. Bolduc Council Chamber
Draft Minutes

2/24/2021 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:07 PM

2. ROLL CALL

Members present: Nick Schwarz, Tara Baker, Al Graton, Dean Trefethen, Charlie Roffo, Wesley Anderson

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance Of Minutes From November 18, 2020

Motion to accept the minutes made by N. Schwarz, C. Roffo seconded. All voted in favor by roll call vote.

6. 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. 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.

7.I. PL2021-0019MSP; 350 Lakeside Ave; Proposal To Construct Two Story Structure On The Existing Footprint

The public hearing opened at 2:10 PM

Applicant: Wade Burchell & Christine Baranak addressed the Board via Zoom. Abutters have had no issues with the proposal. The applicant went to the Heritage Commission February 10 for the demolition of the structure and was accepted. The applicant also plans to put up cameras to help out the Police and the community for public safety.

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

The public hearing closed at 2:13 PM

Planning Director D. Trefethen stated the Planning Dept is in favor or the application. The application did go to the Heritage Commission in February and was also in favor of the demolition. If approved the applicant will need to apply for the building permit.

Chair W. Anderson went over his memo. He noted that the structure is abuts the right of way and the roofs eaves are in the right of way. W Burchell stated that he had a survey done and that the structure is within his property. The plans that were included in the application do not show the boundary and the building's location relative to the boundary. Public works need a scaled set of drawings to be able to determine the proposed buildings location relative to the right of way. Construction of the building's foundation in the current location will undermine Foster Avenue's road bed. The building should be relocated or an registered engineer hired to design the foundation and specify the method of construction to protect the road from failing during construction of the basement.

W. Burchell stated that Planning had a copy of the site plan that showed the boundaries of the property.

W. Burchell asked if they needed a commercial discharge permit from the WRBP since the flow would be so low. W. Anderson stated that all commercial operations from sales offices to barber shops require a commercial discharge permit.

W. Anderson was concerned about the snow coming off the roof and piling against the building since there is so little space between the road and the building's wall. W. Burchell stated that they would take that into consideration for the design of the building.

W. Burchell asked if there was someone he could appeal to. W. Anderson stated that these are the same requirements that any developer would have if they were building this close to the right of way. W. Burchell stated that he would like to work together on the issue.

Planning Director D. Trefethen asked if it was feasible to table the application for the Board to review the survey and the applicant was hesitant. They questioned having so much work done without certainty of an approval. There was discussion on the construction of the basement and the possibility of its effect on the integrity of the road being so close.

Motion to table the application to the March 24 meeting to have the applicant work on an engineered plan and the City review the new surveyed plan made by D. Trefethen, T. Baker seconded. All voted in favor by roll call vote.

8. OTHER BUSINESS

9. ADJOURNMENT

The meeting adjourned at 2:36 PM

Respectfully,
K. Graham