

City of Laconia Minor Site Plan Committee  
2:00 PM City Hall - Armand A. Bolduc Council Chamber  
*Accepted July 21, 2021*

5/26/2021 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:02 PM

2. ROLL CALL

Present: Charlie Roffo, LFD; Wesley Anderson, DPW; Al Graton, LPD; Tara Baker, Assessing; Dean Trefethen, Planning/Zoning/Code; Nick Schwarz, LWW

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance Of Minutes From March 24

With no objections Chair W. Anderson declared the minutes accepted.

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. PL2021-0060MSP; Main Street MBL 413-116-35.1; Proposal To Construct A 2000 Sf Personal Storage Building

The public hearing opened at 2:03 PM

Applicant: Tom Selling addressed the Board representing the property owners, Warren and Victoria Lumpkins. T. Selling explained the proposal for a 40 x 50, 2000 sf ft steel structure. The building will be for personal use and have no water, sewer and at this point no electricity. He addressed the concerns in the letter by the Greek Orthodox Church. The building will be brown and snow will be stored in the south park of the driveway or removed in large storms. There is a 25 ft yard easement on the east side of the property the building will be back from that easement. Lot cover will decrease from 98% to 41%.

He can provide calculations on direction of flow if the Board would like. Fill will be brought in to slope toward Main Street. Half the lot will slope toward an existing catch basin on Main and the rest will go to the rear of the property.

D. Trefethen asked how many bays the garage will have. T. Selling handed out a design of the proposed structure. His reason for asking is the fact that the doors would be opened and closed by hand without electricity.

Abutter input:

Chair W. Anderson read the letter from Greek Orthodox Church of Laconia at 811 Main Street. The letter voiced two main concerns: the snow slide off the roof and the proximity of the Church's fence and the aesthetics of the steel building in the neighborhood.

Mike Zingg, owner of North Country Deli at 821 Main Street addressed the Committee. His concern is with the grading and parking area. There is close proximity to his bulkhead. He would like to see a retaining wall put in if the grade is changing so his lot won't be flooded.

Briana St. George of 14 Jackson Street addressed the Committee. She feels an industrial building doesn't fit in with the residential area. Her concern is with water, her easement and the proximity of the structure and the safety of storing vehicles.

The public hearing closed at 2:20 PM

There were no issues from the Fire, Police, Assessing or Water Depts.

D. Trefethen suggested some conditions if the application were to be approved: future electric would be underground, a stipulation that the building is used only for personal use and never to be rented out and erosion control put in along all the adjacent property lines as well as inspections by the City. Chair W. Anderson does not feel comfortable with all the water flowing to the one catch basin. He recommended grading the lot to a catch basin on the property, possibly near the proposed driveway, then connected to the catch basin on Main Street.

Motion to approve the site plan with conditions: future electric to be underground, the building is used only for personal use and never rented out, erosion control put in along all the adjacent property lines as well as inspections by the City and grading the lot to a catch basin on the property then connected to the catch basin on Main Street made by D. Trefethen, W. Anderson seconded. All voted in favor.

7.II. PL2021-0068MSP; 259 Endicott St, Kellerhaus; Proposal To Construct An Outdoor Patio With Pavilion For Outdoor Seating

The public hearing opened at 2:25 PM

Applicant: Daryl Dawson owner of Kellerhaus, addressed the Committee. He explained the proposal for the front of the property. The pavilion will be about 34x30 and a deck off the level surface. Part of the pavillion will cover the deck and part will cover the level surface. The deck will have an ADA accessible ramp. Currently the area is pea gravel. The pavillion will be open sided. Water flows toward the parking lot and the pitch of the roof will be parallel with Endicott Street. The pavillion will have a metal roof with snow catchers and not be used during the winter. Chair W. Anderson warned against any water flowing on the State's right of way.

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

The public hearing closed at 2:30 PM

There were no issues from the Fire, Police, Assessing or Water Depts.

D. Trefethen would like to see the drip edge have stone treatment. W. Anderson would like to make sure it is ADA accessible.

Motion to approve the site plan with conditions: drip edge stone treatment, snow catch on the roof and ADA accessible made by N. Schwarz, A. Graton seconded. All voted in favor.

7.III. PL2021-0070MSP; 100 Academy St, Calgary Christian; Proposal To Pave A Portion Of The Gravel Parking Area Of 8956 Sf And ADA Ramp.

The public hearing opened at 2:32 PM

Applicant: Paster Shane Ball addressed the Committee. He has been paster for 15 years. He explained the proposal. The site will be graded to not flow offsite. Currently the existing catch basin gets cleaned out every year and paving will greatly reduce that. Chair W. Anderson noted that a driveway permit will be required and Paster Ball noted that had already been applied for.

D. Trefethen asked if the parking area will be striped and was told not at the moment as there are not many patrons. D. Trefethen would like at least the handicap spaces to be striped and Chair W. Anderson added signs as well.

Abutter input:

Pricilla Bean, owner of 104 Academy Street addressed the Committee. Her concern was water issues in the back yard and hopes the grading will not be toward their lot as the subject property is higher than hers. Paster Ball noted that they will be keeping grass between as cushion on property lines.

N. Schwarz read the Laconia Water Works comments. The water service to the property serves both the Church (100 Academy) and the neighboring house (92 Academy). There are 3 shut offs on this line. All three will need to be verified to be in working order prior to paving. If they are not working, they will need to be repaired. The Laconia Water Department recommends that all service boxes that are in pavement be place into a gate top box with a cover to avoid potential damage from winter maintenance.

The public hearing closed at 2:39 PM

Motion to approve the paving with conditions: ADA striping and signage, verify three water shut offs to be in working order prior to paving and repair if needed LWW recommends all service boxes in pavement be put in a gate top box with cover and ensure approval of the driveway permit request before beginning work made by N. Schwarz, C. Roffo seconded. All voted in favor.

8. OTHER BUSINESS

9. ADJOURNMENT

With not objections Chair W. Anderson adjourned the meeting at 2:41 PM

Respectfully,  
K. Graham