

City of Laconia Minor Site Plan Committee
2:00 PM City Hall - Armand A. Bolduc Council Chamber
Accepted August 25, 2021

7/21/2021 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:01 PM

2. ROLL CALL

Members present: Wesley Anderson, DPW; Tara Baker, Assessing; Charlie Roffo, Fire; Dean Trefethen, Planning/Zoning/ Code; Al Graton, Police

Absent: Ben Crawford, Water

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance Of Minutes From May 26

Motion to accept the minutes made by A. Graton, C. Roffo seconded. All voted in favor.

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. PL2021-0096MSP; 1072 Watson Rd; Proposal To Allow For Seasonal Tent Use And Expand The Gravel Parking Lot
The public hearing opened at 2:02 PM

Applicant: Andrew Teich and John Turner, owners of the property, addressed the board. They have run the bar for many years and have always had a seasonal tent. The request is to leave the 50 x 100 entertainment tent up that was approved and a 20 x 30 tent for merchandise sales annually and modifications to the parking lot. They have removed the dead trees and brush and leveled the area for parking.

D. Trefethen clarified that this meeting is more for the combination of the parking as the tents would just be an administrative approval. The outdoor loudspeaker and assembly permit would need to be applied for annually. A. Teich noted that the capacity for the building is 99 and the parking lot has never been at full capacity. The small area in front of the building is paved and the smaller tent will be on top of that. The parking lot is on both parcels.

Chair W. Anderson noted that with the expansion of the parking lot the lot falls under current rules. The water needs to be trapped, treated and released slowly to the ditch on Watson Road. The ditch is designed to handle runoff from the road not the parking lot. There is a catch basin on the corner of Watson and Rte 3 that is not for the property, but the right of way. There needs to be a detention pond on the property to handle the parking lot stormwater before going to the roadside ditch. Steve Smith and Associates was hired to do a full site assessment and design and will include a water management plan. Chair Anderson stated the plan needs to include where the detention pond will be.

The public hearing closed at 2:18 PM

D. Trefethen suggests tabling the request until the plans are submitted but could do an administrative review for the tents. A. Teich noted there is existing drainage in the parking area that goes from one edge, underground to the other edge of the property. D. Trefethen suggests putting in silt sock to delineate parking spaces and something at the entrance such as hay bales as well as continuing with the cleaning.

Chair W. Anderson also clarified that the easements need to be shown on the plan.

D. Trefethen asked if there were any complains over the last few years and there were none to the property owners' knowledge.

Motion to table the application for the expansion of the parking until an updated plan is submitted showing drainage improvement. For time being the applicant will install silt sock where possible and other remedies near the entrance while waiting of the full site plan, the outdoor sound allowed Sunday-Thursday until 10 pm and Friday and Saturday until 11 PM with the Outdoor Loudspeaker approval from Licensing made by D. Trefethen, T. Baker seconded. All voted in favor and the applicants in agreement as well.

A. Graton mentioned the painting of the road with tire marks. J. Turner said most of that is from Motorcycle Week but he can put signs up if needed. A. Graton informed that there are cameras in that area now. Chair W. Anderson noted that they just painted the roads and they will be slick for a while.

It was noted that the applicant let staff know when the silt sock has been put in and they will go look at it.

8. OTHER BUSINESS

9. ADJOURNMENT

The meeting adjourned at 2:22 PM

Respectfully,

K. Graham