

City of Laconia Minor Site Plan Committee
2:00 PM City Hall - Armand A. Bolduc Council Chamber
Accepted December 22, 2021

11/16/2021 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:03 PM

2. ROLL CALL

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

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 August 25

Motion to accept the minutes as accepted made by T. Baker, A. Graton second. 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. PL2021-0134MSP; 622-634 Main Street; Proposal To Convert The Gardens Theatre And Six Existing Apartments Into One Apartment, Private And Utility Entry And Elevator Addition, Sunroom And Open-Air Deck On The Roof. Commercial Spaces To Remain.

The public hearing opened at 2:05 PM

Applicant: present was Sonya Misiaszek, Jared Guilmett from Misiaszek Turpin, Kyle Long, Luke Salome and Rob Stewart from Meridian Construction were present. S. Misiaszek, representing the property owners, Patrick and Susan Zill, addressed the Committee. S. Misiaszek responded to the comments from the depts that were received before the meeting and went over the highlights of the

proposal. The existing 6 retail spaces on Main Street will remain. The main concern of the project was access. The main floor of the unit will be the main living area and master suite. The upper level will be other bedrooms. None of the rooms will be rented out. Due to the nonconformity of the existing front stairs off Main Street, a small addition will be constructed on the Beacon West side of the building to house an elevator and entrance to the residence. The elevator will all be in the buildable area of the lot.

K. Long from Meridian noted they are working on setting up demolition and abatements. They will park offsite and abide by the City's rules. There will be no issues for access with the retail spaces and no egress will be impeded. Roll off dumpsters will be parallel to the building and scaffolding will be put up so there will still be access underneath. The plan is to start on the Beacon West side and then the other side and front in the spring.

The owner understands that there is not private parking.

D. Trefethen asked about the construction study of the roof. RFS has structural engineers analyzing the structure and should have the number by Thanksgiving. D. Trefethen asked for the analysis and report to be submitted with the building permit application.

C. Roffo asked if the existing fire escapes have been evaluated and S. Misiaszek noted the intent is remove one and use the one on the side but will probably just replace it. She is trying to get the building deemed as historic so depending on that, the stairs may remain as it. C. Roffo asked about the vent for the roasting done at Wayfarer and was told it may be moved offsite but will definitely be moved when work starts.

W. Anderson reminded that construction parking is at Church Street and laydown equipment goes in the back of the parking lot next to City Hall. The challenge is proper control due to the tight area. The construction zone needs to be protected and snow storage needs to be thought about as the city puts snow in some of the parking spaces on the Beacon West side. Plumbing Permit, right of way encumbrance permit for any construction activities that interfere with the public's use of public property, and excavation permits for any excavation into the City property. The apartment is authorized two 30-gallon trash containers. S. Misiaszek noted that the intent is to deal with trash on the Main Street level and keep the trash in the back of the property until pick up day.

There was no one to speak for or against the application. The public hearing closed at 2:25 PM

Motion to approve the waiver for infill for the impact fees as long as the Minor Site Plan has authority, and the site plan change of use application with conditions to acquire a plumbing Permit, right of way encumbrance permit for any construction activities that interfere with the public's use of public property, and excavation permits for any excavation into the City property made by D. Trefethen, C. Roffo seconded. All voted in favor.

8. OTHER BUSINESS

9. ADJOURNMENT

The meeting adjourned at 2:26 PM

Respectfully,

K. Graham