



City of Laconia Minor Site Plan

July 29, 2015 at 2:00 pm

City Hall, 45 Beacon St. East, Conference Room 200A

Adopted August 26, 2015

I. Call to order

Chair Paul Moynihan called the meeting to order at 2:11 pm and introduced the committee.

Present: Al Graton, Police; Steve McCusker, Code; Paul Moynihan, Public Works; Shanna Saunders, Planning; Jon Duhamel, Assessing

Absent: Seth Nuttelman, Water; Charlie Roffo, Fire

Recording this meeting: Kalena Graham

II. New Business

None

III. Public Hearing

Chair Moynihan opened the public hearing at 2:12 pm.

- a) Appl# PL2015-0091MSP
427 Lakeside Ave MBL 139-127-17
Proposal to reconfigure parking for 3 paved parking spaces

Applicant: Kurt Mailloux, property owner of unit A, spoke. He explained the proposal to eliminate the gap between the buildings to make a total of 4 spaces with the same amount of permeable surface. He will leave the grassed area, but will continue to be used as sort of an overflow parking area. Chair Moynihan and K. Mailloux met and discussed the change and Chair Moynihan's concern was the area is tight for travel and worried about the length of the parking spaces. The other concern is if the property transfers ownership in the future, the parking might become an issue. Al Graton stated that the sidewalk needs to stay free and clear at all times. There are no police issues and there is a good line of site for traffic. K. Mailloux would like to use pavers instead of full paving. Chair Moynihan recommended K. Mailloux speak with David Keets on the construction of the parking.

Abutters: John Gentile of 430 Lakeside Ave spoke. He lived at the address for 28 years and lived in Laconia for over 40 years. He had brought up the parking issue months ago when cars were parked where they were not approved to be. He handed out photos for the Board to look at. An important point is for emergency vehicle access being blocked where not allowed. He added to his property



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and had to follow all the rules and wondered why this applicant does not have to follow the rules and asked what will be done about it. There are no parking on the side of the street People shouldn't be walking in the street and they are. S. Saunders will confirm that there are no parking along the street and that the Police Dept should be called when something is happening. A. Graton said they will be ticketed. J. Gentile fears that that someone will get hurt.

Public: Tami Edgerly of 95 Main Street spoke on the speeding issue. The corner is a hazard and people do speed down the road. S. Saunders noted a crosswalk proposed between the marina and across the street. Chair Moynihan stated that Public Works had discomfort on the location.

The issue is the location of the driveway and safety. Technically there is no unloading allowed. There was discussion on the propane tank and whether the Fire Dept will want something so it won't be knocked. S. Saunders noted that if the application is approved and violations happen, the approval will be rescinded. S. Saunders would like to run the propane tank questions by Deputy Roffo.

Chair Moynihan closed the public hearing at 2:57 pm.

*S. McCusker made the motion to approve the application with conditions: The two (2) spaces in front of unit 2 are very tight and shall be used for compact car only to avoid blocking the sidewalk or roadway, parking in front of unit 3 be pulled south east to allow for the 50 foot setback from the intersection of curb-lines of Centenary Ave and Scenic Road, the applicant will check with DPW prior to paving regarding drainage, and the new parking area will not be on top of the underground propane tank and the applicant will check with the Fire Dept on what they want for safety precautions around the tank. A. Graton seconded the motion. **The motion passed unanimously 5-0.***

Chair Moynihan opened the public hearing at 3:01 pm.

- b) Appl# PL2015-0095MSP
118 Main St MBL 464-142-22
Proposal to change the use of the site from single family to commercial

Applicant: Cindy Carroll, owner of the property, spoke. Her intention was to run taxi business from there. The property was misrepresented when purchased. The property will not be a taxi stand. Drivers punch in and take the taxi out.



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S. Saunders stated that certain regulations need to be followed in a commercial parking lot. Visual screening needs to be put in and C. Carroll agreed to do that. C. Carroll recognizes that the area is a neighborhood first. When she bought the house, it was in bad shape so the focus has been on that and paving would be the last thing. S. Saunders stated there is a 75 ft setback off Durkee Brook and nothing can be done in that area unless a CUP was applied for. Chair Moynihan stated that driving directly in and out onto Main Street is unacceptable. There needs to be a single driveway. Permeable pavers would be the best for that area. S. Saunders suggested meeting with Staff when the applicant decides on the paving. S. Saunders would like to continue this application to the next meeting for the applicant to decide on the parking lot configuration.

The Police Dept wants all cars out of the roadway and currently there are no issues being caused in the roadway.

Abutters: Tami Edgerly of 95 Main Street spoke. The major concern is the coming and going all hours. Cars are parked all over the lot and there is no consistency. Parking behind the house would not be allowed because of the proximity to the brook. T. Edgerly asked about the hours. Her concern is public safety and any leaks that may occur from the cars. She understands that it is a commercial area but feels that Rte 107 is a major throughway to the City. S. Saunders noted that there are two zones in that area, one side of the street is residential and the other side is commercial.

Tom Carroll stated that cars get worked on at an off-site location by their mechanic, and not at the Main Street location. However, they do get checked often at the Main St. site to make sure they are running ok. C. Carroll said the hours are 5 am until after the bars close. She stated that all taxi drivers are city approved and that driving records are public record and background checks are made from the City and the Police.

S. McCusker left at 3:15 pm.

Public: S. Saunders read a letter the Planning Dept received from someone at 218 Main Street. The concern was short site lines, drainage and where snow would be stored.

Neither abutter was against the business they just want the requirements met.

Chair Moynihan closed the public hearing at 3:22 pm.



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*S. Saunders made the motion to continue the application to August 26, 2015. J. Duhamel seconded the motion. **The motion passed unanimously 4-0.***

IV. Other business

None

V. Minutes

Approval of minutes from April 29, 2015

*J. Duhamel made the motion to approve the minutes from April 29. S. Saunders seconded the motion. **The motion passed unanimously 4-0.***

VI. Adjournment

*J. Duhamel made the motion to adjourn. S. Saunders seconded the motion. **The motion passed unanimously 4-0.***

The meeting adjourned at 3:23 pm.

Respectfully,
Kalena Graham