



## **City of Laconia Minor Site Plan**

April 29, 2015 at 2:00 pm  
City Hall, 45 Beacon St. East, Conference Room 200A  
*Approved July 29, 2015*

### **I. Call to Order**

Chair, Paul Moynihan called the meeting to order

**Present:** Bill Clary, Police; Steve McCusker, Code; Charlie Roffo, Fire; Paul Moynihan, Public Works; Brandee Loughlin, Planning; Tara Baker, Assessing

**Absent:** Seth Nuttelman, Water

**Recording this meeting:** Kalena Graham

Chairman Moynihan noted some changes in processes of recording the meeting.

### **II. New Business**

None

### **III. Public Hearings**

P. Moynihan opened the public hearing at 2:03 pm.

1. Appl# PL2015-0059MSP  
1025 Weirs Blvd MBL 182-248-6  
The Bay Top Motel  
Proposal to construct 28 x 30 house attached to the end of the motel

Applicant: George and Scott MacLeod were present. G. MacLeod spoke. He stated they live at the motel and would like to build a modular house at the end; 4 boxes, shipped and delivered. The Bay Top Motel is a 12 room motel located before the Naswa.

Chairman Moynihan asked the committee if there were any concerns. There were none. G. MacLeod noted he would like to tie into the existing sewer line to the motel. Chairman Moynihan noted a plumbing permit will be needed for inspection of the plumbing in the modular units and that the sewer service will need to be permitted as modification. He asked to get in touch with Public Works Dept. to secure both the Plumbing Permit and the "Modified" Sewer Connection Permit prior to start of work and prior to back fill.



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Foundation: G. MacLeod said the foundation will be 8 inch footing like the existing motel with 4 ft concrete block to match. Chairman Moynihan suggested minimum site security for erosion possible issues of \$500.

Abutters: none

Chairman Moynihan closed the public hearing at 2:10 pm.

*C. Roffo made the motion to approve the application with the minimum site security for excavation work of \$500. W. Clary seconded the motion. **The motion passed unanimously 6-0.***

Chairman Moynihan opened the next public hearing at 2:11 pm.

2. Appl# PL2015-0061MSP  
298 Main Street MBL 456-142-28  
Proposal for auto sales

Applicant: Charles Gulbicki Jr was present along with Costas Golionis, the property owner. C. Gulbicki is leasing property. The property had been used for car sales before, but has been vacant for over a year. B. Loughlin noted the prior approval was for 5 vehicles and the proposal is for 6 vehicles. The lot is fully paved all around the building. W. Clary cautioned C. Gulbicki that the sidewalk is not curbed and availability of a clear line of sight is an important safety issue for cars pulling out of Champlin St. onto So. Main St. W. Clary affirmed that cars being shown on the lot would be subject to tickets if they block the line of sight. C. Gulbicki said cars along the sidewalk would be staggered back, parallel to the building, to keep the line of site.

Abutter: none

Chairman Moynihan closed the public hearing at 2:15 pm.

*W. Clary made the motion to approve the application as submitted. C. Roffo seconded the motion. **The motion passed unanimously 6-0.***

**IV. Other Business**  
None



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### **V. Minutes**

Approval of the minutes from December 3, 2014

*W. Clary made the motion to approve the minutes from December 3, 2014 with the noted changes. C. Roffo seconded the motion. **The motion passed unanimously 5-0, B. Loughlin abstained.***

### **VI. Adjournment**

*T. Baker made the motion to adjourn at 2:20 pm. C. Roffo seconded the motion. **The motion passed unanimously 6-0.***

Respectfully,  
Kalena Graham