

# Laconia Planning Board Minutes March 3, 2015

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**April 7, 2015**

**Present:** W. Hutchins, **Chairman**; J. Mailloux, **Secretary**; D. Richards, G. Denio, L. Guild, J. Tivnan, D. Bownes

**Absent:** H. McLean, W. Contardo

**Staff:** S. Saunders, B. Loughlin

**I. Call to Order**

W. Hutchins called the meeting to order at 6:30 pm.

**II. Presentation**

W. Hutchins gave a brief explanation of the changes. He stated that Council had asked the Board to look at zoning in the Weirs.

S. Saunders gave the power point presentation. She was looking at a public hearing in April or May for those that are not in the area this time of year. S. Saunders went through the chart page by page. The Zoning Task Force (ZTF) looked at the uses in the Commercial Resort (CR) zone. On the Table of Permitted uses chart under Residential, Accessory uses, the changes effect accessory apartment and greenhouse would change from N (not permitted) to C (permitted with a Conditional Use Permit from the Planning Board) and storage of travel trailers, campers, boats would change from P to E (Special Exception from the Zoning Board). Under Residential – special service bed-and-breakfast would change from C to P. Under Business, sexually oriented business would change from P to N (not permitted). During the review the ZTF looked at the other zones for this use and would change to make the use E, Special Exception in the Commercial and Airport Industrial zones. Under Recreation/sports/entertainment uses, nightclub/dance hall would change from P to E. Under Commercial and Industrial, indoor storage, self-service would change from P to N. Under Transportation, car wash/detailing would change from P to E and vehicle dealership, sales and service would change from E to N. Under Land extensive uses, agriculture, including livestock would change from P to E. D. Bownes asked how the changes came about and S. Saunders explained that the ZTF relied on the Weirs Action Committee's (WAC) input and came up with the single step process. W. Hutchins noted that the City Council wanted the Board to take a look at the uses in that area.

Joe Driscoll IV added that there is a definition for each zone and the CR zone has a particular goal to support families and tourist industry. W. Hutchins noted the current Master Plan was taken into consideration while reviewing the chart.

W. Hutchins thanked the ZTF and asked for a motion to proceed with the recommendations and schedule the public hearing for April 7 and/or May 5.

**Motion:** D. Richards made the motion to schedule the public hearing for April 7 with the recommendations from the ZTF. L. Guild seconded the motion. The motion passed unanimously.

W. Hutchins noted for audience sake that 143 Endicott North, the Self Storage unit design review had been withdrawn.

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## III. Extensions

1. **Appl# PL2012-0002SP, PL2012-0003CUP(marina), PL2012-004CUP(parking), PL2012-0014CUP(long term boat storage) and PL2012-0015CUP (water body buffer), 1218 Union Ave, Map/Lot 325-220-3, Watermark Marine** is requesting an extension for the completion date.
  - a. Plan revisions: done
  - b. Site Improvement Security: done
  - c. Mylar, Final Plans: done
  - d. Completion: March 5, 2013, to March 4, 2014, to March3, 2015 **new request March 5, 2016**

Applicant: Paul Goodwin was present to represent the application. The project was approved as a two phase project. The drainage is in, it just needs to be paved. Piles have been driven, but the docks are not complete. P. Goodwin stated they will be seeking a Certificate of Occupancy fairly soon for building. The landscaping is almost all complete. The Locust trees are being lost due to the bittersweet invasion. The lawsuit with the neighboring lot is still in process at the Supreme Court level. Staff recommended extension approval.

**Motion:** D. Richards made the motion to approve the extension request until March 5, 2016. J. Tivnan seconded the motion. The motion passed unanimously.

2. **Appl#PL2014-0032SU, 727-739 Scenic Rd MBL 110-234-13**, is requesting an extension for the completion date.
  - a. Plan revisions: July 1, 2014
  - b. Site Improvement Security: August 5, 2014
  - c. Mylar, final plan: August 5, 2014
  - d. Completion: April 1, 2015, **new request April 5, 2016**

Applicant: Regina Nadeau was present to represent Ed Domenichello, the property owner. The project was approved a year ago. The project consisted of a condo conversion and site plan to raze one of the structures. They had been working with DOT and the railroad for a sewer line easement under the tracks. W. Hutchins asked what was given and R. Nadeau said they received a revocable crossing permit. Staff recommended extension approval.

**Motion:** L. Guild made the motion to approve the extension request until March. D. Richards seconded the motion. The motion passed unanimously.

The extensions ended at 7:07 pm.

## IV. Continued Public Hearings

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None

## V. Public Hearings

### 1. Appl#PL2015-0001SP, 0002CUP(wetland buffer) *Waiver for sidewalks* 93 Lexington Dr MBL 376-324-5

Proposal to construct 47,520 sq ft addition to existing building

#### (Decision)

Applicant: Peter Howard was present to represent Titeflex aerospace, a division of Smiths Tubular and Steve Oliver a Titeflex representative was present. They make products that move fuel for many kinds of moving objects. The existing 68,000 sq ft facility sits on 9.89 acres located on the corner of Lexington Drive and Primrose Drive. Stewart Architects have done the architectural plans. Currently, part of operations are in the Cormier building across the street. The company would like to consolidate the manufacturing and reorganize the floor so workflow through building will be more efficient. They are looking to improve the employee parking area also. There are 230 existing parking spots with 3 shipping/receiving docks. The main entrance is from Lexington Drive. The proposal is to add 46,944 sq ft to the existing single story building. Currently, there is a 576 sq ft test out-building that will be moved. W. Hutchins asked if the addition will be built so a second floor could be put on in the future on and Peter Howard said that is not in the future. The addition will match the existing floor. There will be two new covered loading docks with a slanted lower roof. They propose 123 new employee spaces and a new receiving access off Primrose Drive. The addition will have LED lighting for security. The water connection from the building to primrose will be reconstructed. All sewer connections will be interior. A continuance of the existing natural gas is proposed and underground electricity with a backup generator is also proposed. A storm water pond with a sand filter will be created just for roof water runoff to control the flow leaving the site. The new employee parking area will be porous pavement. The porous allows rainwater to go through without a need for catch basins or curbing. P. Howard said there are wetlands on the property and the ConCom has seen the proposal and is in support. J. Mailloux asked why the sand filter at the loading dock and was told to get as much treatment before water leaves the site as possible. The proposal is currently under the second review at the State level. The CUP is for the 2,800 sq feet of wetland to be filled and there is a waiver for sidewalk since sidewalk hasn't been included in recent developments in the area.

Staff Review: S. Saunders read the staff review. She noted that the sidewalk had been waived for Fuller in 2010 so Staff recommends approval of the side walk waiver. Staff appreciates the effort with the porous pavement and supports approval of the CUP. Staff appreciates the reflective white membrane roof to reduce energy cost. Arch review had 52 of the 50 points required. S. Saunders noted there is one minor change to the Staff Review: under Plan Revisions 2 b, move the miscellaneous plan detail. The impact fee will be \$11,404.80.

**Abutters:** None

**Public:** Mike Foote, of 222 Rollercoaster Road, thanked the applicant for the porous pavement.

W. Hutchins closed the public hearing.

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**Motion:** D. Richards made the motion to approve the waiver for sidewalks without an in lieu payment. G. Denio seconded the motion. The motion passed unanimously.

**Motion:** J. Mailloux made the motion to approve the CUP application. D. Richards seconded the motion. The motion passed unanimously.

**Motion:** J. Mailloux made the motion to approve the site plan application with the dates noted and changes to the two revisions. L. Guild seconded the motion. The motion passed unanimously.

*D. Bownes left at 7:43 pm*

### **2. Appl#PL2015-0003DR**

#### **143 Endicott St North MBL 156-252-14**

Design Review to construct a self-storage facility with a main office building and onsite manager quarters

***This application has been withdrawn***

### **3. Appl# PL2015-0004SU Waiver for sidewalks**

#### **Meredith Ctr Rd MBL36-153-27**

Proposal to subdivide 2 parcels off 82.6 acres

#### **(Decision)**

Applicant: Jon Rokeh was present representing the owner, Brady Family LLC. The 82 acre parcel is located off Meredith Center Road. All the parcels subdivided off happened before the 70's so there are still 3 driveway permits available off the lot. Peter Schauer noted the wetlands near the rear of the property. The proposal is to subdivide two parcels off the main parcel with a 50 ft corridor between the two lots. The two lots will have one shared drive. If there were potential to put in a road the 50 ft would be second access. S. Saunders stated that the common drive will need to be on one of the new lots, otherwise it is considered a road and will need to be designed as such. The owner would rather have only one driveway permit to leave an option for the remainder of the lot for the future. D. Richards asked why a road isn't put in and J. Rokeh noted that it could be an option. S. Saunders noted that at time of the Board's decision, there would need to be a decision on an option for the driveway or road. There are no wetlands on the two subdivided parcels. There are no sidewalks in the area and a waiver request is requested without an in lieu payment.

Staff Report: B. Loughlin read the staff review. Staff supports the sidewalk waiver request but does not support not having the in lieu payment. There is a park nearby, Robbie Mills, and the funds could be used at that location. J. Rokeh noted there are few options with the leftover lot. The topography drops off toward the lake. L. Guild was concerned with the dumping he heard happened in that area in the past. Staff will look into that.

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**Abutters:** Linda Spagnuolo and Phil Spagnuolo of 448 Meredith Center Road, asked where the entrance would be and was told directly across from the transfer station. J. Rokeh explained the proposal and the driveway permit process to the abutters. Linda Spagnuolo was concerned that the driveway for the new project would abut her property.

**Pubic:** None

W. Hutchins closed the public hearing.

J. Rokeh requested the Board continue the application until April 7 so he can talk with the developer on the best options.

**Motion:** D. Richards made the motion to continue the application to April 7. J. Mailloux seconded the motion. The motion passed unanimously.

**VI. Application Acceptance**

None

**VII. New Business**

None

**VIII. Old Business**

None

**IX. Reports**

- A. Planning Department Report: S. Saunders stated the Main Street Bridge is slated to start mid-March for phase 3. Beacon West will be closed. The detour plan is on the webpage. Appleridge development has started construction and cutting. Planning Board presented marijuana to Council and there will be a public hearing at the March 9 meeting.
- B. S. Saunders announced 3 grants that have been received: A drinking water grant for \$15,000, a Watershed Assistant Grant from DES for storm water upgrades at Weirs Beach for \$75,000, and a TAP grant for \$575,000 to upgrade sidewalks.
- C. The next Master Plan event will be March 18, from 5-8 pm, at the Opechee Conference Center. W. Hutchins encouraged all to go.

**X. Liaison Reports**

- A. Lakes Region Planning Commission: W. Hutchins stated March 30 at the Moultonborough library there will be a workshop on hazardous mitigation plans. Federal, State and local level people will be present.
- B. Conservation Commission: S. Saunders said the Commission was granted a \$15,000 NHDES Source water protection grant for continued work on Black Brook, preparation of a Conservation Aquatic Invasive species subcommittee has been in process, there is a Soak Up the Rain State DES stormwater Initiative work shop on March 9, 2015, the Commission is seeking to recruit teams to educate individuals on Rain Garden designs,

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and the Commission is continuing dispersion of multiple checklists for TRC Submittals and Con Com review

C. City Council: D. Bownes left early. W. Hutchins stated that on March 9 Council will hold the public hearing for the marijuana addition to the ordinance, Lakeport parcel and interviewing an alternate for the Planning Board that H. McLean recruited.

**XI. Other Business**

None

**XII. Minutes**

Approval of the minutes from February 3

**Motion:** L. Guild made the motion to approve the minutes. D. Richards seconded the motion. The motion passed unanimously.

**XIII. Adjournment**

**Motion:** G. Denio made the motion to adjourn. D. Richards seconded the motion.

The meeting adjourned at 8:30 pm.

Respectfully,  
K. Graham`