

CITY OF LACONIA PLANNING BOARD

Tuesday, May 5, 2015 – 6:30 PM

City Hall Conference Room 200A

Approved June 2, 2015

I. Call to Order

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

II. Roll Call

Kalena Graham called the roll with the following members present: Larry Guild, Jay Tivnan, Gail Denio, William Contardo, Vice Chair; Warren Hutchins, Chair; Don Richards, Hamilton McLean

Absent: David Bownes, Jerry Mailloux and Planning Director Shanna Saunders

Staff: Assistant Planner Brandee Loughlin

Recording this meeting: Kalena Graham

III. Presentations

Warren Hutchins to give up-date on growth in Laconia.

Chairman Hutchins listed all the major development under construction, soon to be under construction and recently finished projects in the City. He talked about the repaving project around the Lakes Region and the grants that Laconia applied for and received. He thanked the folks on the Master Plan advisory board for their hard work.

IV. Extensions

1. Appl# PL2013-0093SP, 0094CUP (alt parking), 126 Union Ave MBL 432-220-39, is requesting an extension for the site improvement security and completion.

a. Plan Revision: September 3, 2013 – complete

b. Site Improvement Security: 10/1/13, 4/1/14, 9/9/14, 4/7/15 **new request: August 4, 2015**

c. Mylar, final plans: April 7, 2015 – complete

d. Completion: August 5, 2014, Aug 4, 2015 Jan 6, 2016 **new request: Sept 30, 2016**

Applicant: Sal Steven-Hubbard, the Director of Housing Development, representing Laconia Area Community Land Trust (LACLT), was present. She thought it great to hear what is happening in the area. They are hoping to start next week but in excess of caution, have asked for August. The project should be finished within a year.

Staff: B. Loughlin told the Board that Staff recommends approval of the extension.

*Motion: D. Richards made the motion to approve the extension request. W. Contardo seconded the motion. **The motion passed unanimously 7-0.***

V. Continued Public Hearings

Appl# PL2015-0004SU

~waiver for sidewalks

Meredith Ctr Rd MBL36-153-27

Proposal to subdivide 2 parcels off 82.6 acres

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(Decision)

W. Hutchins opened the public hearing at 6:51pm.

Applicant: Jon Rokeh was present representing Brady Family Trust. He received State DOT driveway permits. They are allowed 3 total and are obtaining all 3. The parcel is unique because it's been so long since the lots have been subdivided. The access point, in the middle of the two subdivided lots will give the option for future development. The remaining lot does not have a lot of development potential.

Staff Review: B. Loughlin read the staff review. Staff recommends approval of the application. She told the Board that the options for the waiver for sidewalks request is to deny the waiver and in lieu pay a fee for sidewalk to be put in the vicinity. W. Contardo asked what the road frontage on the lots are and J. Rokeh said 500 feet. B. Loughlin stated that Robbie Mills Park is near but there is no sidewalk to park. J. Rokeh noted that there is no sidewalk on Meredith Center Rd. Chairman Hutchins reminded the board of the continuing practice on not waiving sidewalks and taking the in-lieu fee.

Abutters: none

Public: none

W. Hutchins closed the public hearing at 7:04 pm.

Motion: H. McLean made the motion to deny the sidewalk waiver request. J. Tivnan seconded the motion. *The motion passed unanimously 7-0.*

Motion: H. McLean made the motion to approve the application with the dates and conditions stated and add plan revision g, in-lieu payment for sidewalk funds. J. Tivnan seconded the motion. ***The motion passed unanimously 7-0.***

VI. Public Hearings

1. Appl #PL2015-0019SP, 0020CUP (daycare)
126 Union Ave MBL 432-220-39
Proposal to amend the site plan to allow for daycare
(Decision)

W. Hutchins called the public hearing to order at 7:14 pm.

Applicant: Sal Steven-Hubbard, the Director of Housing Development, representing Laconia Area Community Land Trust (LACLT), was present. The LACLT is hoping to host daycare in one of the three public community rooms. There is a 500 sq ft room on the Union Ave side of building. They are partnering with Lakes Region Child Care Services. They are looking at taking 8-12 children, depending on the age. There may not be enough families in the building with children, so childcare will be offered to folks who live outside of the building. G. Denio asked if the children will be housed inside only or if there will be outside play areas. S. Steven-Hubbard said they could go down to the river walk but thinks it will mostly be infants. D. Richards asked who pays for

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the children to be there, S. Steven-Hubbard said Lakes Region Child Care Services will take care of the services, LACLT is just housing the space. The Board asked questions about ages of the children and what is needed. There are different licensing requirements for each age group. W. Contardo asked who monitors the daycare and was told Lakes Region Child Care Services is a State agency and it was assumed the State monitors. B. Loughlin noted the same agency runs the daycare out of the old Scott and Williams building. W. Contardo wants to know who monitors the daycare and B. Loughlin said she can get that. S. Steven-Hubbard noted the current design has an at grade emergency exit. There will be no changes to site plan or the building. She has been relying on Lakes Region Child Care Services to give the state requirements. The entrance off Union Ave has a vestibule, then another entrance, so there is no way the children could get out without anyone knowing it. The Board discussed continuing the application to get the information about the daycare. Chairman Hutchins asked if the continuance would affect the construction plans and S. Steven-Hubbard said not at all. L. Guild hopes for success with the project.

Abutters: none

Public: none

W. Hutchins closed the public hearing at 7:25 pm.

*Motion: J. Tivnan made the motion to continue the application to June 2, 2015. G. Denio seconded the motion. **The motion passed unanimously 7-0.** B. Loughlin asked a representative of Lakes Region Child Care Services to accompany. H. McLean asked if this was subsidized housing and was told not section 8.*

2. Appl#PL2015-0065SU
602 & 616 Scenic Rd MBL 124-234-2 & 3
The North Lodges at Meredith Bay
Boundary Line Adjustment
(Acceptance & Decision)

B. Loughlin told the Board that the application was complete.

*Action: D. Richards made the motion to accept the application as complete and open the public hearing. W. Contardo seconded the motion. **The motion passed unanimously 7-0.***

Chairman Hutchins opened the public hearing at 7:29 pm

Applicant: Chris Duprey, Project Manager for Meredith Bay was present, representing Akwa Village LLC, the North Lodges project. The lots are old and have odd configurations so the plan to adjust the lines to make more sense. They have acquired the "purple house" and that has been demolished. The adjustment would require taking the 7 acre lot down by only 4,000 sq ft.

Staff review: B. Loughlin read the Staff Review. The change meets the zoning requirements. Staff recommends approval.

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Abutter: none

Public: none

Chairman Hutchins closed the public hearing at 7:34 pm

*Motion: J. Tivnan made the motion to approve the application with the dates and the conditions noted. W. Contardo seconded the motion. **The motion passed unanimously 7-0.***

VII. Application Acceptance

1. Appl#PL2015-0050SP

57 & 80 Highland Street MBL 431-204-57/431-105-74

LRGH

Proposal to upgrade ER facilities and radiology and add parking

B. Loughlin told the Board the application was complete.

*Motion: D. Richards made the motion to accept the application as complete and schedule the public hearing for June 2, 2015. G. Denio seconded the motion. **The motion passed unanimously 7-0.***

VIII. New Business

Chairman Hutchins asked D. Richards to be chair of the nominating committee for next month's nominations for officers and D. Richards accepted the position.

IX. Old Business

L. Guild said he heard that the block where Greenlaws is located downtown has a purchase and sales agreement and the new owner wants to put 8 offices for engineers upstairs. D. Richards asked about the property on the Boulevard with the drilling work being done and B. Loughlin will look into it.

X. Reports

- A. Planning Department Report: B. Loughlin stated that Laconia will host the Pumpkin Festival. The application was submitted and proposed in the downtown area.
- B. B. Loughlin gave updates on the Master Plan process: the RFP for a consultant to assist on the economic chapter has been put out. The Plan NH grant was applied for to hold charrettes in Downtown and Weirs.
- C. Motorcycle week is coming up and the last meeting is tomorrow, May 6. W. Contardo asked about the property that used to be the Wide Open Saloon and B. Loughlin said that vendors are proposed to be there and was not sure of the future plans for the lot.
- D. May 11, the Council will hold the rezoning public hearing and suggested the Board members be there in support.
- E. B. Loughlin gave an update from the Heritage Commission: an intern has been hired to survey and inventory the historical downtown, Lakeport and Weirs Beach areas.
- F. Chairman Hutchins said he and Suzanne Perley prepared an executive summary for the Council to have the facts on the rezoning prior to the meeting. He will email that out to the Board as well.

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- G. Chairman Hutchins said Saturday was the OEP Annual conference and suggested the members go to the next one.

XI. Liaison Reports

A. Lakes Region Planning Commission: W. Hutchins told the Board the first event for all commissioners will be meeting at the Opechee Inn on May 21.

B. Conservation Commission: B. Loughlin stated the final edits for the Black Brook Source Water Protection Grant (Continue the watershed portion of the study), Tributary Water testing training May 2 NHDES, Ice out 5-year phosphorus first flush testing at Ice out, Milfoil subcommittee 5-year plan adoption, Soak up the rain projects for stormwater protection

C. City Council: D. Bownes was absent. Chairman Hutchins stated that Councilor Bownes does communicate well to the Council.

XII. Other Business

None

XIII. Minutes

Approval of the minutes from April 7

*Motion: D. Richards made the motion to approve the minutes and W. Contardo seconded the motion. **The motion passed unanimously.***

XIV. Adjournment

*Motion: W. Contardo made the motion to adjourn at 7:58 pm. G. Denio seconded the motion. **The motion passed unanimously.***

Respectfully,
K. Graham`