

CITY OF LACONIA PLANNING BOARD

Tuesday, June 2, 2015 – 6:30 PM

City Hall Conference Room 200A

Approved July 7, 2015

I. Call to Order

Vice Chair Contardo called the meeting to order at 6:30 pm.

II. Roll Call

Kalena Graham called the roll with the following members present: Vice Chair William Contardo; Jerry Mailloux, Secretary; Don Richards, Gail Denio, Larry Guild, Jay Tivnan, David Bownes, Gail Denio and Michael DellaVecchia.

Warren Hutchins, Chair was absent

Staff: Planning Director Shanna Saunders, Assistant Planner Brandee Loughlin

Recording this meeting: Kalena Graham

III. Presentations

None

IV. Extensions

None

V. Continued 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)

Vice Chair Contardo called the public hearing to order at 6:30 pm.

B. Loughlin reminded the Board this was continued because the Board wanted more information about the daycare.

Applicant: Sal Steven-Hubbard from Laconia Area Community Land Trust (LACLT) introduced Marty Ilg and Tricia Patten, the site supervisor, for Lakes Region Childcare Services (LRCS). M. Ilg told the Board there are three centers: Laconia, Belmont and Plymouth. LRCS was established in 1967. There is a long waiting list for infants. The room is about 500 sq ft and the ratio is 1 adult to 4 infants with a maximum of 8 infants. The age range will be 6 weeks to 18 months, after that they are transferred to the larger center on Strafford Street. Last year, they served 440 from 28 towns. There will be lots of turnover because it will only be for infants. T. Patten explained that each family, upon registration, gets a code for the security pad, specific to that family. That gets deleted when the family is no longer with the center. The response is quick with the police. Children will not be released to someone that is unknown by staff or parent. The center will be open Monday through Friday, 6:30 am to 5:30 pm. Vice Chair Contardo suggested putting monitors in the front lobby.

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Abutters: None

Public: None

Vice Chair Contardo closed the public hearing at 7:03 pm.

*Motion: J. Mailloux made the motion to approve the amendment and the CUP for daycare applications. D. Richards seconded the motion. **The motion passed unanimously 7-0.***

VI. Public Hearings

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

(Decision)

Vice Chair Contardo called the public hearing to order at 7:03 pm.

Applicant: Peter Howard from Steven Smith and Associates, Paul Young from Giorgio and Associates, Mitchell Jean and John Dunleavy from LRGHealthcare were present. M. Jean spoke. The Emergency Dept and the CT/Radiology are being upgraded. The last renovation in those areas was in the 1990s. The issues to be addressed: the current entry for the ambulance and walk-in are not on level ground. The heliport adjacent to the Emergency Dept are currently accessed by the upper parking lot and that is uneven and steep. The waiting area for the emergency and triose are not ideal. The halls are problematic with equipment and patients housed there. The floors are uneven and access to radiology/ct scan are further away than they would like. The treatment rooms are separated by curtains which cause confidentiality issues and potential for infection control. A portion of the wing is used for psychiatrics. The nurse's station hard is to monitor and gets congested. The project will address all of the issues.

Paul Young, the architect with Giorgio and Associates explained the proposal. Ct/radiology will be adjacent to Emergency Dept down the hall. They will add a secure holding area by the upper parking lot with a dedicated entrance for psychiatrics. Staff parking will be relocated across the street and off Highland Street. The mechanical room will be in the area above the addition, hidden by louvered metal siding. Walls will have translucent light. Planning Director Saunders asked why not use the existing brick façade and P. Young noted that will be the background. The brick felt like a "back of the house" look and they prefer to accent the brick instead. The CT/radiology area will be brick.

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Peter Howard of Steve Smith and Associates noted the facility has about 22 acres. Currently there is a 5% grade down to the Emergency Dept. That will be leveled with a concrete heated pad put in and a roof for unloading. The helipad access will have direct access instead of going out and up to the parking lot. That upper level parking along High Street will be raised and a retaining wall will be put in. There will be a fence above the retaining wall at guardrail height, but the design of that fence hasn't been determined. Some parking near the existing Emergency Dept will be lost and some spaces are proposed to be added to the lot off Highland Street. The exiting fence will continue around the new parking area off Highland Street and lighting will be matched to the existing LED. Porous pavement is proposed for the lot off Highland Street. Conventional asphalt is proposed on the Emergency Dept addition. The hospital is looking to start construction in August or the fall and it will be a 2 year project. J. Mailloux asked if the 6 ft fence along Highland could be replaced by a 4 ft fence because of aesthetics. Planning Director Saunders suggested vegetation along that fence to break it up. P. Howard stated that there is not a lot of room to do that.

Staff Review: B. Loughlin read the staff review. She noted that Staff has been working with the applicant through the TRCs. Staff recommends approval with the conditions noted in the staff review, with addition of the design for the retaining wall fence for review and approval.

Abutters: Dave Willy and Nancy Perron of 15 Fairview spoke. The concern is that the proposed 4 ft fence would not be high enough to shield the abutting properties from the headlights and sound. There was also concern about the porous pavement flooding the basements. P. Howard stated that the applicant will work with the abutters and can look at putting in a 6 ft fence up with additional vegetation.

Public: None

Vice Chair Contardo closed the public hearing at 8:17 pm.

Motion: J. Mailloux made the motion to approve the application with the dates and conditions a-j, g: exterior wall materials for the building to be approved by the Planning Dept prior to condition of final approval, h: the retaining wall and fence design by the helicopter pad and ambulance bay be approved by the Planning Dept prior to approval, i: someone will need to go and make sure the 6 ft fence will shield the property from headlights with Arborvitaes planted along fence also, and depending on the results of Staff, if not an 8 ft stockade fence along the perimeter should be installed along the residential properties, change the street frontage fence from 6 ft to 4 ft height along Highland either stockade or chain-link, and j: all the mechanical equipment around the

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*Emergency Dept addition must be hidden from all views. D. Richards seconded the motion. **The motion passed unanimously 7-0.***

2. Appl#PL2015-0083SU, 0084CUP(wetland)

596, 602, 618 Scenic Rd MBL 124-234-1,2,4

Condo conversion and work in the wetland buffer

(Acceptance & Decision)

B. Loughlin told the Board the application was complete and ready for hearing.

*D. Richards made the motion to accept the application as complete. D. Denio seconded the motion. **The motion passed unanimously 7-0.***

Vice Chair Contardo opened the public hearing at 8:20 pm.

Applicant: Chris Dupery, Project Manager of Meredith Bay Development. D. Bownes asked why staff was recommending a continuance and B. Loughlin stated many reasons: the applicant is meeting with the Conservation Commission tomorrow and outstanding legal questions. Planning Director Saunders stated the applicant wanted to have any possible questions answered. C. Duprey stated that one of the buildings is nearing completion and he didn't want to get tied into the cycle. Reason for the CUP is a culvert being put in the proximately to a stream. The wetland soil study showed that the impacts wouldn't deplete the wetland. There is one easement still in process, the rights of the buildings to access the open space. The walking trail will all be righted to use as a community amenity. C. Duprey will be submitting a sidewalk waiver request. D. Bownes think the development looks good and is healthy for the City and neighborhood. He cautioned that the sidewalk waiver may be problematic.

Staff Review: Planning Director Saunders read the staff review. DPW is requiring emergency generators for the pump station and C. Duprey is opposed to that. Planning Director Saunders is hoping that the issue will be worked out before the next meeting. Staff recommends continuing to the July 7, 2015 meeting.

Abutters: none

Public: none

Vice Chair Contardo closed the public hearing at 8:46 pm.

*Motion: D. Bownes made the motion to continue the application to July 7. D. Richards seconded the motion. **The motion passed unanimously 7-0.***

VII. Application Acceptance

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1. Appl#PL2015-0080CUP(wetlands)

32 Davis Place MBL 426-60-21

Proposal to build a 6 x 12 foot deck within the buffer of Jewett Brook

Planning Director Saunders pointed out that the CUP answers were not sufficient and the applicant is rewriting them. Planning Director Saunders complete and ready to schedule a public hearing.

*Motion: D. Richards made the motion to accept the application as complete and scheduled the public hearing for July 7, 2015. D. Bownes seconded the motion. **The motion passed unanimously 7-0.***

*Motion: D. Richards made the motion to schedule the public hearing for July 7. J. Tivnan seconded the motion. **The motion passed unanimously 7-0.***

VIII. New Business

1. Officer Election Nominations:

D. Richards presented the nomination. All of the current officers accept the positions: The Planning Board all voted in favor 7-0 of keeping the officers in the elected positions unanimously.

2. Re-appointment of Lakes Region Planning Commission Rep for Warren Hutchins

*Motion: D. Richards made the motion to reappoint Warren Hutchins as LRPC liaison. H. McLean seconded the motion. **The motion passed unanimously 7-0.***

IX. Old Business

None

X. Reports

A. Planning Department Report: S. Saunders stated the Master Plan Advisory Team is picking up. The Natural Resources chapter in process. The City has been accepted for the Plan NH charrette grant for Downtown and the Weirs. The Economic chapter RFP went out and that should start in a few weeks. The Dept budget hearing for Planning, Conservation, Code, and Heritage commission are before the Council on June 15 and would like support. With the construction going she asked for eyes and ears from the Board.

XI. Liaison Reports

A. Lakes Region Planning Commission: W. Hutchins absent.

B. Conservation Commission: Planning Director Saunders read some of the projects the Con Com will be working on in June: Create a city wide milfoil Subcommittee by June and draft a Management Plan, Water testing begins in June, Weeding Program for the pollinator gardens, Soak up the rain training for rain garden design and education, Complete suggestions to the update of the Natural Resources section of the Master Plan.

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C. City Council: D. Bownes spoke with Council about what they wanted to do with the zoning use change and Council wants to wait until budget talks are over. He suggested waiting to hear back from council as to what to do next. *D. Bownes left 8:57 pm.*

XII. Other Business

None

XIII. Minutes

Approval of the minutes from May 5

*Motion: D. Denio made the motion to approve the minutes. J. Tivnan seconded the motion. **The motion passed unanimously 7-0.***

XIV. Adjournment

*Motion: D. Richards made the motion to adjourn. D. Denio seconded the motion. **The motion passed unanimously 7-0.***

The meeting adjourned at 9:06 pm.

Respectfully,
K. Graham`