

CITY OF LACONIA PLANNING BOARD

Tuesday, July 7, 2015 – 6:30 PM

City Hall Conference Room 200A

Adopted September 1, 2015

I. Call to Order

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

II. Roll Call

K. Graham called the roll with the following members present: Michael DellaVecchia, Gail Denio, Jerry Mailloux, Secretary; Councilor David Bownes, William Contardo, Vice Chair; Warren Hutchins, Chair; Hamilton McLean.

Absent: Don Richards

Chair Hutchins noted the M. DellaVecchia will be a voting member in the absence of Don Richards.

Staff present: Planning Director Shanna Saunders, Assistant Planner Brandee Loughlin

Recording this meeting: Kalena Graham

III. Presentations

Master Plan Advisory Team presentation of Community Values
Planning Director Saunders gave the presentation.

IV. Extensions

None

V. Continued Public Hearings

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

596, 602, 618 Scenic Rd MBL 124-234-1,2,4
Condo conversion and work in the wetland buffer

(Decision)

W. Hutchins called the public hearing to order at 6:45 pm.

Applicant: Chris Duprey, representing Akwa Vista LLC, spoke. The project was introduced last month. The request is to convert the buildings to condominium and a wetlands impacts is requested for a culvert and buffer disturbance for a culvert crossing. The lots will be merged pending approval.

A sidewalk waiver was submitted because sidewalk had been put in with other approvals down Scenic Road and the applicant felt that was sufficient. The pump station close to the marina, will be upgraded and the walking trail throughout the development will support pedestrian traffic. The amount of sidewalk would be very little and there is a cross walk at the North Lodges.

Staff Review: B. Loughlin read the staff review and noted Staff recommends approval of the CUP for the buffer. Staff supports the sidewalk waiver as well. The applicant has gone above and

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beyond the requirements. Staff recommends subdivision approval with the dates and conditions as noted on the staff review.

Abutters: None

Public: None

W. Hutchins closed the public hearing at 7:01 pm.

Councilor Bownes asked where the impact fee goes and Planning Director Saunders said 25% of the fee is submitted and that goes to schools, Fire, Police and the Library.

*J. Mailloux made the motion to approve the waiver for sidewalks. Seconded by W. Contardo. **The motion passed unanimously 6-0.***

*J. Mailloux made the motion to approve the CUP for wetland buffer. Seconded by W. Contardo. **The motion passed unanimously 6-0.***

*J. Mailloux made the motion to approve the subdivision application with dates and conditions noted in staff review. Seconded by Councilor Bownes. **The motion passed unanimously 6-0.***

VI. Public Hearings

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

(Decision)

W. Hutchins called the public hearing to order at 7:10 pm.

Applicant: Pricilla Bean was present. Her son bought the property for his daughter. They are renovating and hoping to put a deck on the river side. They did not realize the regulations were so restrictive there, so she is asking for allowance of the deck. She would like to put the deck further down the house with the board approval.

Staff review: B. Loughlin read the staff review. The applicant has been working closely with the Conservation tech and the Code Inspector to come up with a way to build and be compliant with the deck. The footings will be further back from the water with less ground impacts. Staff recommends approval of the CUP for buffer encroachment. Chair Hutchins did a site inspection and commended on the restoration of the house.

Abutters: None

Public: None

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W. Hutchins closed the public hearing at 7:15 pm.

*W. Contardo made the motion to approve the CUP application for wetland buffer with the dates and conditions noted in the staff review. Seconded by H. McLean. **The motion passed unanimously 6-0.***

VII. Application Acceptance

None

VIII. New Business

Re-appoint Dean Anson as Lakes Region Planning Commission Representative.

*Councilor Bownes made the motion to recommend to Council that Dean Anson be reappointed as the Lakes Region Planning Commission Representative. Seconded by G. Denio. **The motion passed unanimously 6-0.***

IX. Old Business

None

X. Reports

- A. Planning Department Report: S. Saunders noted a few projects were in process: The Gateway Park is under construction and should be done in the next few months. LRCC is under construction. The apartments at Appleridge have started. Christmas Island had an open house a few weeks ago. Governor's Crossing is starting phase two. Chair Hutchins noted that he gave a presentation about the growth and investment in the area to the Rotary. H. McLean asked if the consultant for the Master Plan Economic chapter will look at investment and how relates to job creation or economic expansion and was told the question can be asked. Planning Director Saunders' hope for the August meeting was not to have a meeting and instead, be part of the National Night Out at Leavitt Park to discuss the Master Plan. That is scheduled for Aug 4, from 5-7 pm, rain or shine.

XI. Liaison Reports

- A. Lakes Region Planning Commission: W. Hutchins noted the annual meeting was June 29. The speaker, Lindsey Rustad PhD., US Dept of Agriculture, spoke regarding the climate change and effects for NH.
- B. Conservation Commission: W. Contardo referred to Director Saunders. Paugus Bay Tributary water testing has begun, Paugus Bay deep water testing is underway, the Con Com formed a Milfoil Subcommittee to uniformly address concerns City wide, submitted the final paperwork to receive the DES grant funds for the Black Brook Watershed and culvert study, reviewed and commented on various DES & dock related permits
- C. City Council: D. Bownes said Council will consider 3 applicants for Planning Board positions. June 29, Council had a public hearing on the Colonial property loan to BCEDC for restoration.

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XII. Other Business

W. Contardo asked if an exact location for the Pumpkin Festival had been decided. Planning Director Saunders said the Pumpkin Fest will be Oct 24 and held in downtown. It is the same organizers as when in Keene. The tower will be in Veteran's Square and shelves of pumpkins will go down Main Street.

XIII. Minutes

Approval of the minutes from June 2

*Councilor Bownes made the motion to approve the minutes. Seconded by H. McLean. **The motion passed unanimously 6-0.***

XIV. Adjournment

*W. Contardo made the motion to adjourn. Seconded by Councilor Bownes. **The motion passed unanimously.***

The meeting adjourned at 7:43 pm.

Respectfully,
K. Graham`