

CITY OF LACONIA PLANNING BOARD

Tuesday, October 6, 2015 – 6:30 PM

City Hall Conference Room 200A

Approved November 10, 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: Charlie St. Clair, Mike DellaVecchia, Jay Tivnan, Edwin Bones, Gail Denio, Hamilton McLean, and Planning Board Chair, Warren Hutchins

Absent: Jerry Mailloux, Secretary; David Bownes, William Contardo, Vice Chair; and Don Richards. In W. Contardo's absence C. St. Clair was appointed and in D. Richard's absence M. DellaVecchia was appointed.

Staff: Planning Director Shanna B. Saunders, Assistant Planner Brandee Loughlin

Recording this meeting: Kalena Graham

III. Presentations

None

IV. Extensions

1. Appl# 05-014SP, 05-017CUP, 05-018CUP, Akwa Marina Yacht Club, is requesting an extension for completion.

- a. Plan Revisions: Done
- b. Mylar, final plans: Done
- c. Site Improvement Security: Done
- d. Completion: 8/7/06, 8/6/07, 8/2/11, 8/6/13, 9/9/14, 10/6/15 **new request: October 4, 2016**

Applicant: Lance Mailloux representing the Akwa Marina Yacht Club spoke. Three of the four phases of the project are done. The applicant is looking for one year extension. They recently hired a consultant and are getting bids and actively pursuing the rest of the project. There will be no changes to the building footprint of the original approval from 2005. Building permits should be applied for within the next 6 months. Staff recommends approving the extension request.

*H. McLean made the motion to approve the extension request with the dates shown. J. Tivnan seconded the motion. **The motion passed unanimously 6-0.***

2. Appl# 2013-0096SU, 0097CUP (wetland buffer), 640 Elms St MBL 309-71-2, is requesting an extension for site security and completion.

- a. Plan Revisions: Done
- b. Site improvement security: 1/7/13, 3/4/14, 12/2/14, 12/1/15: **new request Dec 6, 2016**
- c. Mylar, Final plan: Done
- d. Completion: 12/2/14, 12/214, 12/1/15: **new request Dec 6, 2016**

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Applicant: Jon Rokeh representing Lakewood Shores spoke. He stated the extension is due to getting financing and looking at the end of October. Planning Director Saunders stated it is reasonable to approve the request for one more year.

*H. McLean made the motion to approve the extension request with the dates shown. G. Denio seconded the motion. **The motion passed unanimously 6-0.***

3. Appl# 06-010 SU, 06-007 CUP (cluster), & 06-008 CUP (wetlands) Map/Lot 470-20 1 & 2, Lilac Valley, Lots 1 & 2 between Route 107 & Old Prescott Hill Road, is requesting an extension for completion.

- a. Plan Revision: Complete
- b. Mylar, final plans: Complete
- c. Site Improvement Security: Complete
- d. Completion:
 - i. Phase 1 Completion: Done
 - ii. Phase 2 Completion: 12/1/09; 12/7/10; 12/6/11; 12/4/12; 12/4/13; 12/2/14; 11/3/15
new request: November 1, 2016
 - iii. Phase 3 completion: 12/ 7/11; 12/4/12; 12/3/13; 12/2/14; 12/1/15 **new request: December 6, 2016**

Applicant: Jon Rokeh representing Brady Sullivan spoke. The entrance and area by the bridge is ready to be paved. They found ledge and will be blasting next week. If all goes well, the road off Rte 107 should be done by spring with an anticipation of units built, as well. J. Rokeh asked at what point the project is considered vested and doesn't need to get extensions and Planning Director Saunders said because the project has been broken up into phases, each phase needs to be vested separately. There has been diligence in moving forward with the work in this phase and she can't imagine the applicant would not be granted extensions as long as the work continues. J. Rokeh noted that the project depends on units being built.

*H. McLean made the motion to approve the extension request with the dates shown. J. Tivnan seconded the motion. **The motion passed unanimously 6-0.***

4. Appl# 04-031 SP, 04-019 CUP (cluster), 04-020 CUP (wetlands) Map/Lot 169-72-14, Endicott Street East, Governor's Crossing, is requesting an extension for the completion date.

- a. Plan Revision: Complete
- b. Mylar, final plans: Complete
- c. Site Improvement Security: Complete
- d. Completion: 2/7/06, 8/7/06, 8/6/07, 8/4/09, 10/5/10, 10/4/11, 10/2/12, 10/1/13, 10/7/14, 12/1/15 **new request: December 6, 2016**

Applicant: Jon Rokeh representing Richard Letendre spoke. J. Rokeh noted that the Board approved the temporary cul de sac a few years ago and the applicant is ready to continue that road as phase 2. Once the roads are complete they will be a continuous loop. The Alteration of Terrain permit had expired and was recently re-approved by the state. Dean Clark will be staking out the lower detention pond area in the next few weeks.

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Planning Director Saunders that there is no site security in place for phase 2, which will be needed before they continue and more work. The Planning Dept will need a construction cost estimate to help determine the Site Security. R. Letendre stated that the Letter of Credit should be submitted to the City soon. R. Letendre discussed the property across the street and how much of a mess it was. He has had people walk away from buying because they do not want to live across from that. Planning Director Saunders noted the city is working on it but the process is slow.

*H. McLean made the motion to approve the extension request with the dates shown. Planning Director Saunders added the condition to have the site security before the start of work. J. Tivnan seconded the motion. **The motion passed unanimously 6-0.***

V. Continued Public Hearings

None

VI. Public Hearings

1. Appl#PL2015-0108SP

Waiver for sidewalks

136 Frank Bean Road MBL 476-351-4

Proposal to construct 4,000 sf warehouse addition

(Acceptance & Decision)

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

*G. Denio made the motion to accept the application as complete and open the public hearing. E. Bones seconded the motion. **The motion passed unanimously 6-0.***

Chair Hutchins called the public hearing to order at 6:55 pm.

Applicant: Peter Howard of Steve Smith and Associates, representing GEI Holdings, LLC, spoke. He explained the overall proposal of the project. The parcel has 2.4 acres, located in the Industrial Park zone. The lot has sandy soil and currently there are three buildings on the site. There is pavement around the buildings and the water and septic are private. There is a Right of Way for access of the lot in the back by Gilbert Block. The addition proposed is for cold storage for small contractors to use. There will be 20 doors, 10 on each side for equipment load and unload. The soils are very well drained. PSNH cut down the trees along the road so new street trees will be planted. The amount of disturbance on the lot will be 0.3 acres. H. McLean asked if the storage buildings could be converted to offices in the future and was told yes but the amount of space would be bound by parking requirements.

Staff Review: B. Loughlin read the staff review. Staff suggested adding plan revision b: wetland buffer must be shown on plan. Staff recommends approval of the project. B. Loughlin noted a sidewalk waiver has been submitted and she discussed the sidewalk waiver criteria as noted in the site plan regulations. Staff recommends the waiver be approved based on that criteria. Chair Hutchins explained the reason for the waiver discussion so there are no discrepancies.

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Abutters: none

Public: none

P. Howard asked about the requirement to put the wetlands on the plan. The area hasn't been mapped and they have not looked at how the wetland is associated with the property. Planning Director Saunders would like the buffer noted for future reference in case of additional build-out. P. Howard stated that all the drainage flows toward the catch basin in the center of the lot and it currently empties into the drainage pipe down the side of the lot. B. Loughlin revised plan rev b to state "Please add a notation to the plan citing the location of the wetland and noting its location is in keeping with the previous existing conditions plan"
Chair Hutchins closed the public hearing at 7:21 pm.

*H. McLean made the motion to approve the waiver for sidewalks based on the criteria in the plan review regs 7.13 (e) (1, 3 – 5). G. Denio seconded the motion. **The motion passed unanimously 6-0.***

*H. McLean made the motion to approve the site plan with the conditions and dates noted and adding plan revisions b: to place a notation on the wetland line on the proposed plan in keeping with the existing conditions plan. J. Tivnan seconded the motion. **The motion passed unanimously 6-0.***

2. Appl#2015-0109SU amendment

61 Pendleton Road MBL 152-190-40, 40.1, 40.2

Proposal to adjust lots 9, 10, & 11 and reconfigure lots 5, 6, & 7

(This item will be continued to November 10)

*J. Tivnan made the motion to continue the application to November 10, 2015. G. Denio seconded the motion. **The motion passed unanimously 6-0.***

3. Appl#PL2015-0106CUP, 0114CUP (wetlands/buffer)

602 Scenic/41 Skippers Ct MBL 124-234-2 & 141-484-5

Waiver for submittal of functions & value report

Proposal to construct a walking trail in the wetlands and buffer

(Acceptance & Decision)

Planning Director Saunders told the Board the application was complete and ready for hearing and noted the application will need two separate votes.

*G. Denio made the motion to accept the applications as complete and open the public hearing. H. McLean seconded the motion. **The motion passed unanimously 6-0.***

Chair Hutchins called the public hearing to order at 7:30 pm.

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Applicant: Chris Duprey representing Akwa Vista LLC spoke. The reason for the CUP applications are because of the wetland buffer impact and impact the wetland to install culverts. The purpose is to connect the development on the hill to the lower developments on Scenic Road. The path is 10 feet wide. There other walking trails throughout the development and they follow easements. The trail is not navigable by carts only by foot. An amendment to the DES wetland impact permit has been to install two 24 inch culverts.

Staff Review: Planning Director Saunders noted staff supports the proposal in full but added that 3 site plan amendments along with the two CUPs, need to be voted on because the trail crossed 4 properties and the PB had already voted on the site plan for 602 Scenic Rd. at a previous meeting.

Abutters: none

Public: none

Chair Hutchins closed the public hearing at 7:44 pm.

*J. Tivnan made the motion to approve the waiver for submittal of the functions & value report. G. Denio seconded the motion. **The motion passed unanimously 6-0.***

*H. McLean made the motion to amend for Akwa Vista, 41 Skippers Court Conditional Use Permit. G. Denio seconded the motion. **The motion passed unanimously 6-0.***

*H. McLean made the motion to approve the Conditional Use Permit for Akwa Vista, 602 Scenic Rd with the dates and conditions stated in the staff review. J. Tivnan seconded the motion. **The motion passed unanimously 6-0.***

*H. McLean made the motion to amend the site plan approval for Akwa Village at 616 Scenic Rd with the standard conditions of approval. J. Tivnan seconded the motion. **The motion passed unanimously 6-0.***

*H. McLean made the motion to amend the site plan approval for Akwa Water Front LLC at 596 Scenic Rd with the standard conditions of approval. G. Denio seconded the motion. **The motion passed unanimously 6-0.***

*H. McLean made the motion to amend the site plan approval for Akwa Vista LLC at 41 Skippers Court with the standard conditions of approval. G. Denio seconded the motion. **The motion passed unanimously 6-0.***

4. Appl#PL2015-0111 CUP(river buffer)

Waiver for sidewalk

118 Main Street MBL 464-421-22

Mr C's Taxi

Proposal to construct a pervious pavement parking lot in the 75 ft buffer to Durkee Brook

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(Acceptance & Decision)

Planning Director Saunders told the Board the application was complete and ready for hearing.

*H. McLean made the motion to accept the application as complete and open the public hearing. J. Tivnan seconded the motion. **The motion passed unanimously 6-0.***

Chair Hutchins called the public hearing to order at 7:50 pm.

Applicant: Jon Rokeh representing Mr. Cs taxi spoke. The reason for the application is the brook buffer of 75 ft. The entire property is in the buffer. The proposed use of the property is Mr. Cs Taxi. The business houses 10 taxis and they currently park on the lawn. The proposal is to build a parking lot with aisle so that when the driver comes in they can exchange the spot of the taxi for the driver's car. The goal is to not have cars backing out into the road. The proposal is to make a pervious pavement parking lot. The spaces will be angled for easy pull in and out. They will be using pervious pavement because of the proximity to the brook. Any drainage will drain toward the road and not the brook. A guardrail is proposed for safety. Invasive species will be pulled and other plants will be replanted for soil stabilization. Those details will be worked out with the Conservation technician. Chair Hutchins would like staff to have authority of what the rail will look like. Three street trees will be put in and a fence will be put along the residential side.

Sidewalk waiver: Jon Rokeh stated there are no sidewalks in the area and most of the houses are close to the road, which leaves minimal room. There would be no green space left if sidewalks were to be installed on the property.

Staff Review: Planning Director Saunders read the staff review. She is excited to see the application and feels it a perfect use for pervious pavement. Staff has worked with the applicants closely. DPW looked at site distance and there were no issues. Staff requests a stop sign be put at the exit for reminder for drivers to be careful. They reiterated that the site can only remain as pervious pavement and can't be repaved over with regular pavement. C. St. Clair asked about the pervious pavement. Some revisions to the staff review are to add condition e) Guard rail specs be added to plan and approved by Planning Department; f) Specifications for construction of pervious pavement must be added to the plans and approved by Planning Department; g) Landscaping plantings must be approved by the Planning and Conservation Departments; h) Invasive species must be removed in the area of disturbance in accordance with local regulations and ordinances; i) Maintenance of the pervious pavement specification sheet must be posted in the main office; j) The wetland buffer must be added to the plan. A last change is a typo from Messer to Main. Staff supports the waiver for sidewalk. The only sidewalk in the area is on the private property and there is constraints of infrastructure.

Abutters: none

Public: none

Chair Hutchins closed the public hearing at 8:08 pm.

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*H. McLean made the motion to approve the sidewalk waiver for sidewalks as supported in the site plan regs. J. Tivnan seconded the motion. There was discussion on who would maintain the sidewalks if put in. **The motion passed unanimously 6-0.***

*H. McLean made the motion to approve the Conditional Use Permit and site plan for 118 Main Street with the dates and conditions stated in the staff review with the conditions: i) Maintenance of the pervious pavement specification sheet must be posted in the main office; j) The wetland buffer must be added to the plan, and the typo from Messer to Main Street added. J. Tivnan seconded the motion. **The motion passed unanimously 6-0.***

VII. Application Acceptance

None

VIII. New Business

None

IX. Old Business

None

X. Reports

- A. Planning Department Report: S. Saunders gave her report: The Main Street Bridge is done and the gateway park completed. The Water Street Extension drainage improvement is almost complete and should be done by the Pumpkin Festival. It is not part of the TIF but a mixture of drainage money, waterline upgrade and planning money along with city manager funds. Pumpkin Fest is Oct 24 and she handed out a layout of the plan. There will be some road closures. There will be many events going all over town. The tower will be in front of train station. Chinburg is finishing up the rental units. H. McLean asked if the application for the tree at Dunkin Donuts and there have been nothing submitted yet.

XI. Liaison Reports

- A. Lakes Region Planning Commission: W. Hutchins stated the hazardous waste collection for 2015 was second highest in the last decade. The commissioner meeting had a presentation of DES on a new app for well owners.
- B. Conservation Commission: W. Contardo was absent. Planning Director Saunders updated the board. Recently completed a training seminar on Aquatic invasive species for weed watcher volunteers. A Laconia Con Com member is now serving on the Winnepesaukee Regional Milfoil Committee in Moultonborough. The con com has created a Facebook page to promote events. Some fine tuning will be required. Ideas are coming in for the United Way Day of Caring. Working with NHDES on Determining Non point pollution sources on Jewett Brook.
- C. City Council: D. Bownes was absent.

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XII. Other Business

None

XIII. Minutes

Acceptance of the minutes from September 1

*G. Denio made the motion to accept the minutes as distributed. C. St. Clair seconded the motion.
The motion passed unanimously 6-0.*

XIV. Adjournment

*G. Denio made the motion to adjourn. C. St. Clair seconded the motion. **The motion passed unanimously 6-0.***

The meeting adjourned at 8:40 pm.

Respectfully,
K. Graham`