



## ***City of Laconia Minor Site Plan***

February 24, 2016 at 2:00 pm

City Hall, 45 Beacon St. East, Conference Room 200A

*Accepted March 30, 2016*

### **I. Call to order**

Chair Paul Moynihan called the meeting to order at 2:05 pm and introduced the committee.

**Present:** Paul Moynihan, Public Works; Jon Duhamel, Assessing; Shanna Saunders, Planning; Tom Giles, Water

**Absent:** Charlie Roffo, Fire; Al Graton, Police; Cliff Jones, Code Enforcement

Chair Moynihan stated that there were four (4) members present and a quorum was established.

Recording this meeting: Kalena Graham

### **II. Continued Public Hearing**

None

### **III. Public Hearing**

Chair Moynihan opened the public hearing at 2:10 pm.

a) Appl# PL2016-0012MSP

151 Elm Street MBL 350-92-26

Proposal to change the use of the first floor and lower level from manufacturing/warehouse to indoor recreation

Applicant: May and Peter Stewart owners of 151 Elm Street were present. Peter Stewart spoke. Corner of Elm Street and Gold Street. They are seeking a change in use for first floor and the floor below that for fitness. There are slightly different activity on the floors. The first floor is a large open area that will run 1-4 exercise classes a day. This is not a club, and there are no memberships. People pay by donation to take a class with part time instructors. The lower level has exercise machines and a full time instructor.

Parking: P. Stewart stated, officially, there are 9 parking spaces onsite. There are 4 potential public parking spaces on the adjacent roadway (Gold St.) and 35 existing public parking spaces within 1,000 feet. The only abutter has no issues with the change in use.

S. Saunders noted that any signs will need a permit. There is 3,500 sq ft of area classified under zoning as indoor recreation. Under the parking table, for 300 sq ft one space parking space is required, so 12 spaces would be needed. To cover the 9 spaces, only 2700 sq ft will be covered. If more was to be used off site, a Conditional Use Permit would be needed from the Planning Board. Chair Moynihan said the potential is on the street for 4 public parking spaces.



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S. Saunders asked if they could reconfigure the parking to make the additional needs and P. Stewart thinks it could be done. S. Saunders went over the Planning Board process if the spaces could not be put in on site. P. Stewart read part of the ordinance regarding parking in the commercial zones. S. Saunders feels the change in use is so different from manufacturing and her concern is once it's approved it can be indoor recreation forever. She understands the use change now but concerned about future use and parking issues. The board had no problem granting approval for the large exercise rooms. All agreed there can be 11 parking spaces on site.

Abutters: None

Public: None

Chair Moynihan closed the public hearing at 2:30 pm.

*S. Saunders made the motion to approve the application for the 1600 sq ft exercise room and 1700 training room with 11 parking spaces with the condition that if any additional square footage is added or used, additional parking needs to be looked at. J. Duhamel seconded the motion. **The motion passed unanimously 4-0.***

#### **IV. Other business**

None

#### **V. Minutes**

Adoption of minutes from November 18, 2015

*Chair Moynihan stated that there had been no corrections to the minutes of November 18, which were distributed on November 18. J. Duhamel made the motion to accept the minutes as distributed. S. Saunders seconded the motion. **The motion passed unanimously 4-0.***

#### **VI. Adjournment**

*J. Duhamel made the motion to adjourn. T. Giles seconded the motion. **The motion passed unanimously 4-0.***

The meeting adjourned at 2:32 pm.

Respectfully,  
Kalena Graham