



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

April 27, 2016 at 2:00 pm

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

*Accepted May 25, 2016*

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

Chair Paul Moynihan called the meeting to order at 2:03 pm and introduced the committee.

**Present:** Paul Moynihan, Public Works; Tara Baker, Assessing; Brandee Loughlin, Planning; Cliff Jones, Code Enforcement

**Absent:** Seth Nuttleman, Water; Al Graton, Police; Charlie Roffo, Fire

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 2:03 pm.

Appl# PL2016-0046MSP

200 Court St MBL 455-54-23

Belknap House

Proposal to change the use of the building to a boarding/rooming/lodging house and emergency shelter/housing

Applicant: Leonard Campbell the secretary and founder of Belknap House, Alfred Columb, board member and Sonya Misiaszek of Misiaszek and Turpin were present. L. Campbell stated he received a phone call from Jerry Coogan the contracted planner for the city, which it might be helpful to give the city some of what the Belknap House does and handed out that material. He explained the logic model is a picture of what the Belknap House is trying to achieve. He explained the handout. The people would come from the local welfare offices throughout the county. Each party in the house will have paperwork from the office that referred them to the Belknap House. Belknap House would be the case manager for the city and making sure goals are achieved. The Belknap House will not be called individually. Will not become burden to Laconia, the town from which they came. Currently, in Strafford County there is a house that has been run for the past 15 years. The applicant anticipates 5 or 6 families at the most. Two families will be downstairs for ADA purposes. Families will consist of at least one parent and children.



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B. Loughlin stated that the applicant was granted a special exception from the Zoning Board in March and this decision would be for the change of use to the building. L. Campbell has spoken with Deputy Roffo at the Fire Dept on egress and meets the requirements. The carriage house located on the right will be considered the office/reception area. S. Misiaszek stated the primary entrance will be through the carriage area. There is an entrance in back that will also be accessed through the carriage house area. The building will be sprinkled. All the lighting is existing downcast, and located primarily on the porch. They will use the existing sign on the property.

Abutters: Christian Prescott, son of the owner Pam Prescott, at 13 Pearl Street, which is a direct abutter spoke. Their interest is more on the outside of the site. The property line that had existing plantings that have been compromised. There are three story blue spruce trees on the line that have been limbed up to the top of the first story in height. The abutter would like the buffer that was once there to be re-established. S. Misiaszek stated that no external improvements were proposed to the property. C. Prescott stated that there was a question of the actual property line. Although there is no verbiage that their lot was changed. L. Campbell noted that one of the conditions of the variance was to have some sort of fencing put in. The applicant wants to work with the abutter on the condition before the Certificate of Occupancy is given. C. Prescott thinks the approval should include the fence. B. Loughlin doesn't think that fencing or screening shown on the site plan is unreasonable. There was clarification on the buffer that per the March 21, 2016 ZBA approval: A visual barrier, consisting of fencing, shrubs or a combination thereof, will be erected between this property and the abutter at lot 22.

Pam Prescott the owner of 13 Pear Street spoke. She lives at the property. The existing trees have been there a long time. She went away for 4 years the previous owner took the limbs off the bottom of trees while she was away. There is no wind, visual or physical barrier for screening. With the new activity her concern is there will be no privacy. She did attend the ZBA meeting and was satisfied with the outcome. The applicant's intention is to work with the neighbor to resolve concerns.

C. Jones asked how it will be determined that the ZBA decision is met without knowing who owns the property. B. Loughlin stated the board is operating under what we know as legally correct which is shown on the site plan submitted with the application. The Belknap House will install the buffer on the boundary line. C. Prescott would like to see how the buffer will be put in. Chair Moynihan stated that it will be made clear in the approval that a suitable barrier be put up.

Chair Moynihan closed the public hearing at 2:45 pm.

*B. Loughlin made the motion to approve the application with the conditions all ZBA conditions be met, and that the applicant install a visual barrier with the understanding that the applicant will work with the abutter to come up with*



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*sensible screen plan. T. Baker seconded the motion. **The motion passed unanimously 3-1.** (ayes: Chair Moynihan, B. Loughlin, T. Baker; nays: C. Jones). B. Loughlin noted that when the building permit is applied for the fencing issue is expected to be resolved.*

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

None

#### **V. Minutes**

Adoption of minutes from March 30, 2016

*Chair Moynihan stated that the revised minutes of March 30, which were distributed on March 30.*

*B. Loughlin made the motion to accept the minutes as distributed. C. Jones seconded the motion. **The motion passed unanimously 4-0.***

#### **VI. Adjournment**

*B. Loughlin made the motion to adjourn. C. Jones seconded the motion. **The motion passed unanimously 4-0.***

The meeting adjourned at 2:48 pm.

Respectfully,  
Kalena Graham