



CITY OF LACONIA PLANNING BOARD

Tuesday, September 13, 2016 - 6:30

PM City Hall - Conference Room 200A

Minutes

I. Call to Order

Chair Hutchins called the meeting to order at 6:30

K. Graham called the roll with the following members present: Charlie St. Clair, Mike Limanni, Mike DellaVecchia, Jay Tivnan, David Bownes, William Contardo, Vice Chair; Gail Denio, Edwin Bones, Hamilton McLean and Planning Board Chair, Warren Hutchins

Absent: Jerry Mailloux

Chair Hutchins stated there were eight (8) voting members present and a quorum was established.

Chair Hutchins seated C. St. Clair and M. DellaVecchia as voting members in J. Mailloux and D. Richard's absence.

Staff: Interim Planning Director Brandee Loughlin

Recording this meeting: Kalena Graham

II. Presentations

III. Extensions

IV. Continued Public Hearings

V. Public Hearings

1. PL2016-0095SU, 214 & 225 Winter Street, Boundary Line Adjustment

Interim Planning Director Loughlin stated the application was complete and ready for hearing.

The motion to accept the application as complete and open the public hearing was made by W. Contardo, and H. McLean seconded. The motion passed unanimously 8-0. Alternate M. Limanni did not vote.

Chair Hutchins opened the public hearing at 6:33 pm.

Applicant: Luke Powell, Assistant Director of Public Works, spoke. When the school was built in the late 1970's there was an encroachment of the access road on to the abutting property.

The issue was brought to the City's attention years earlier. Since the current application was submitted, the property has sold. The new property owners are OK with the boundary line adjustment. The Assessing Dept confirmed the sale, but the paper work hasn't been received yet. Chair Hutchins asked if a continuance would be OK and L. Powell agreed.

The motion to continue the application for a boundary line adjustment between 214 & 225 Winter Street to Oct 4, 2016. was made by D. Bownes, and J. Tivnan seconded. The motion passed unanimously 8-0. Alternate M. Limanni did not vote.

2. PL2016-0096SU, 517 & 559 Union Ave, Boundary Line Adjustment

Interim Planning Director Loughlin stated the application was complete and ready for hearing.

The motion to accept the application as complete and open the public hearing was made G. Denio and W. Contardo seconded. The motion passed unanimously 8-0. Alternate M. Limanni did not vote.

Chair Hutchins opened the public hearing at 6:40 pm.

Applicant: Dean Clark representing the property owners, presented the application. The boundary line adjustment is in the rear of the properties with nothing on the roadside being affected. Land will be added to the Taylor Home property from the Sorenson property in the rear. No other changes will be made to the boundary.

Staff Review: Interim Planning Director Loughlin read the staff review.

There was no one from the public to speak for or against the application.

Chair Hutchins closed the public hearing at 6:42 pm.

The motion to approve the application for a boundary line adjustment between 517 & 559 Union Ave with dates and conditions noted in the staff review was made by W. Contardo, and J. Tivnan seconded. The motion passed unanimously 8-0. Alternate M. Limanni did not vote.

VI. Application Acceptance

3. PL2016-0097CUP, Trails End, lot 206, proposal to build house in wetland buffer

Interim Planning Director Loughlin stated the application was complete but the applicant has asked to be heard in November.

The motion to accept the application as complete and schedule the public hearing to Nov 1, 2016, was made by W. Contardo, and J. Tivnan seconded. The motion passed unanimously 8-0. Alternate M. Limanni did not vote.

VII. New Business

4. Commercial Resort Corridor Zone

Chair Hutchins stated the Council referred this item to the planning board. His suggestion was to keep the normal procedure of the board and asked that the Mayor come to the Planning Board to present this referral so it is clear what is being asked and there is room for questions. Following a presentation, the next action would be to send the changes to the Zoning Task Force (ZTF) for review and possible changes, then those changes, if any, would come back to the Planning Board for approval and recommendations sent to Council. D. Bownes said the Council would like the process expedited. Their concern is applications would come in the meantime and be grandfathered. Council would like the public hearing set

for the October meeting. When the public hearing is noticed, any applications would be frozen. D. Bownes' suggestion is to have the ZTF form a committee, which would include someone from Council and boards, and then get those revisions back by November or December. This is so the process can start. There was concern about stepping on the property owners rights. Nothing being done will impact rights, the process would just be expedited. Chair Hutchins feels that the citizens should have a right to know exactly what is being proposed before a recommendation is made and prefers to follow the normal procedure as he feels there is no sense of urgency to expedite the process. D. Bownes agrees that the input is needed, but he feels the process needs to be started no matter how long or short it may take.

The motion to refer the Council request to amend the Commercial Resort Zone to the Zoning Task Force and begin the review process was made by D. Bownes and C. St. Clair seconded.

Discussion: G. Denio had lots of questions and wondered who to ask the questions to. D. Bownes stated Council questions can be asked to him, as he is the liaison for Council. Interim Planning Director Loughlin mentioned the ZTF will evaluate the proposal and could make changes. If the recommendation is to the ZTF, concerns should be made to them at the meetings. M. Limanni would like to know what the problems are and what the reason for this referral is. D. Bownes explained the discussion of Council. There is a lack of commercial space available in the city and most of the tax base is residential. The intent is to direct the area to encourage commercial development and enhance the commercial tax base. In the course of the process any issues will be found. The Weirs is a large seasonal area and commercial development will transform the area into a year round attraction. C. St. Clair disagrees that there isn't commercial space. Chair Hutchins disagrees and suggested people drive from the Belmont line and see how much commercial space there is. The motion passed 5-4 with M. DellaVecchia, J. Tivnan, C. St. Clair, D. Bownes and W. Contardo for; Chair Hutchins, E. Bones, D. Denio, and H. McLean opposing. Alternate M. Limanni did not vote.

Interim Planning Director Loughlin can have a presentation available at the next meeting as to the status of the process.

5. Potential discussion to schedule the public hearing for rezoning Big Island from Residential Single zone to Commercial Resort zone

The City Council did not refer this to the Planning Board so it was removed from the agenda.

VIII. Old Business

IX. Reports

6. Planning Dept Report: B. Loughlin

Interim Director Loughlin updated the board on the televised meetings. Starting in Oct, all the boards under the Planning, Zoning and Code offices will be televised. She told the board the Master Plan is coming together and the timeline for the chapters. She updated the board on the positions of the department. She updated the board on the second phase of the WOW trail. The current proposal is available for view on the website and under the Planning Dept tabs under regulations and comments can be emailed to the address shown.

X. Liaison Reports

7. Lakes Region Planning Commission: W. Hutchins

Chair Hutchins gave the board an update. There is a meeting on Monday, and the main topic is solar power at the Meredith Community Center and starts at 6 pm.

8. Conservation Commission:

Interim Planning Director Loughlin update the board. They have been working without staff and very self sufficient and grateful for the commission.

9. City Council: D. Bownes

D. Bownes updated the board on the rezoning of Big Island. There were a lot of opposition to the change, similar to the proposal that went to the zoning board a few years ago.

XI. Other Business

XII. Minutes

10. Acceptance of minutes from August 2

The motion to accept the August 2 minutes with the revisions was made by H. McLean, and J. Tivnan seconded. The motion passed unanimously 8-0. Alternate M. Limanni did not vote.

XIII. Adjournment

The motion to adjourn the meeting was made by D. Bownes and W. Contardo seconded. The motion passed unanimously 8-0. Alternate M. Limanni did not vote.

The meeting adjourned at 8:15 pm.