

**CITY OF LACONIA PLANNING BOARD**

Tuesday, February 2, 2016 – 6:30 PM

City Hall Conference Room 200A

*Accepted March 1, 2016*

**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, Jerry Mailloux, Secretary; David Bownes, Don Richards, Hamilton McLean, and Planning Board Chair, Warren Hutchins

Absent: William Contardo, Vice Chair; and Mike Limanni. Chair Hutchins appointed M. DellaVecchia as a voting member in W. Contardo's absence.

Chair Hutchins noted there were 9 voting members present and a quorum was established.

Staff: Planning Director Shanna Saunders, Assistant Planner Brandee Loughlin

Recording this meeting: Kalena Graham

Chair Hutchins told the audience that the 93 & 109 Weirs Blvd application is just for acceptance and no discussion would be happening.

**III. Presentations**

Planning Director Shanna Saunders to present the Plan NH Charrette update

Planning Director Saunders gave the PowerPoint presentation on the Charrette from August 26, 2015. In midsummer, they would like to host events on updates to the Master Plan. D. Bownes asked Planning Director Saunders to present that to Council as well.

**IV. Extensions**

None

**V. Continued Public Hearings**

1. Appl# PL2015-0138SP

153 Church St MBL 426-44-6

Proposal to demolish vacant building and add landscaping in its place

*This application will be continued to March 1 per applicant's request*

**VI. Public Hearings**

1. Appl#PL2015-0134SP

95 Centenary Ave MBL 139-37-48

Proposal to change the approved use of a building from retail/storage/food service to hotel

Chair Hutchins opened the public hearing at 7:01 pm.

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Applicant: Kurt Mailloux and Lance Mailloux, and William Pribis of Cleveland Water and Bass, were present. K. Mailloux representing Akwa Marina Yacht Club LLC spoke. The proposal is to convert the interior space to eight (8) hotel units and in the basement a club area locker room and gym for members. Cosmetics and footprint are staying similar to what was originally approved and feels the impact will be less with the hotel. The building will be an L shape and tie in to the cabanas. *Charlie St Claire came in at 7:06 pm.* K. Mailloux continued saying that the hotel will bring more people to the Weirs. H. McLean asked where the drainage will empty and was told into a well vegetated area through level spreader before going in to the lake. K. Mailloux said they would like to get done as much as possible before May 15. All the electrical infrastructure will go underground. Nobis Engineering did the original approved set of engineering and plans. There will be a change to where the loading and unloading will be. Instead of on cul de sac it will be next to the hotel on the boat ramp. Parking is across the street which will be finished with the project, hence the need for a loading and unloading area. Siding will be in brick for the matching the pump house. The rail road will redo the crossing so not as low.

Staff Review: B. Loughlin read the staff review. The project was originally approved in late 2000s. This is just to amend the use of the building. Staff supports the amendment.

Abutters: none

Public: none

Chair Hutchins closed the public hearing at 7:20 pm.

*D. Richards made the motion to approve the application with the dates and conditions noted in the staff review. J. Mailloux seconded the motion. **The motion passed unanimously 9-0.** Charlie St Clair did not vote.*

2. Appl#PL2016-0005SP amnd

72 Landing Lane MBL 441-510-14.052

Laconia Millworks

Proposal to amend the approved site plan application to include a waiver for impact fee

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

*D. Richards made the motion to accept the application as complete and open the public hearing. J. Tivnan seconded the motion. **The motion passed unanimously 9-0.** Charlie St Clair did not vote.*

Chair Hutchins opened the public hearing at 7:23 pm.

Applicant: Planning Director Saunders spoke as the applicant was not present. The waiver is for the 26 unit apartment building that was approved a few years ago for building three (3). They are moving toward occupancy and the impact fee is taken at that point. A waiver for the 80% reduction was never asked for, for the infill rehab and reuse.

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Abutters: none

Public: none

Chair Hutchins closed the public hearing at 7:25 pm.

D. Bownes wanted to know what the saving is. Planning Director Saunders said for each unit the amount would be \$1700 so 20% of that number is what they would pay. There are two waivers are allowed from the impact fee, 60% for low and mod income and 80% for infill rehab and reuse. Staff recommends the approval of the waiver. D. Bownes would like to hear from the application and wants more history.

*J. Mailloux made the motion to approve the waiver request for 80% of the impact fee. D. Richards seconded the motion. **The motion passed unanimously 7 -1.** (for was M. DellaVecchia, J. Tivnan, E. Bones, G. Denio, J. Mailloux, D. Richards and H. McLean and D. Bownes opposed). Charlie St Clair did not vote.*

**VII. Application Acceptance**

1. Appl#PL2016-0004SU  
93 & 109 Weirs Blvd MBL 277-248-7 & 8  
Boundary Line Adjustment

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

*D. Richards made the motion to accept the application as complete and schedule the public hearing for March 1, 2016. J. Tivnan seconded. **The motion passed unanimously 9-0.** Charlie St Clair did not vote.*

**VIII. New Business**

Chair Hutchins made a few comments. He suggested the board take site visits after projects are finished to see the end results.

**IX. Old Business**

1. Discussion of the addition of back language under the Wetlands and Water Quality ordinance Chapter 235-17-E (2) from the Conservation Commission

*This will be continued to March 1*

**X. Reports**

A. Planning Department Report: S. Saunders gave some project updates. FW Webb apartment building is coming along and the Riverwalk as well. The river walk will follow the Winnepesaukee River. The Langley Cove project of 291 units is looking to come to the board within the next couple of months. She recommends looking at and reviewing the plans prior to the meeting and possibly sitting down with staff to go over. The Watershed

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grant in the weirs is follow up to the bacteria sniffing dogs. There were areas identified with bacteria and the grant will pay for water treatment in those areas; along Lakeside Ave, the Pier and boardwalk. Some Laconia projects won several awards from the Chamber of Commerce.

**XI. Liaison Reports**

A. Lakes Region Planning Commission: W. Hutchins stated there is progression of the 10 year transportation plan. All the communities are linked and the road system is critical.

B. Conservation Commission: W. Contardo was absent so Saunders gave the update. The commission is working on the 30-foot waterbody buffer data gathering that will be presented as a Power point presentation. They met with NHDES and consultants to move forward the Black Brook Study and seek additional grant channels. Working on releasing current use funds for milfoil eradication measures. Continue to meet with property owners to encourage they entertain conservation easements. Communicating with Prescott Farms to encourage open space expansion in conjunction with a Future Housing project. Planning Director Saunders stated the board has a liaison position to the ConCom and is W. Contardo is currently the liaison. He is willing to give up the position if someone else is interested. The responsibility is to attend the ConCom meetings and participate in their process with the board point of view, then bring to the board the conservation point of view.

C. City Council: D. Bownes had nothing to report.

**XII. Other Business**

Chair Hutchins read a letter to the board that would go to the Council for an upcoming public hearing. The council will have a public hearing on changing a lot off Davis place, currently owned by the city as surplus property. The lot is currently used for parking and is across from the Scott and Williams building. The parking was put in when the renovations were redone. The letter states that the Planning Board would not recommend the lot become surplus. Chair Hutchins wanted to read the statement before it was passed out to the Board and D Bownes objected to the timing of the request and that it was premature. D. Bownes gave a history the property and stated that there was not enough information to authorize the chair to take any position on behalf of the Planning Board. H. McLean felt that declaring certain pieces of land surplus right before the master plan process is not a good idea and suggested holding off until after the Master Plan adopted.

*H. McLean made the motion to authorize the Chairman of the Planning Board to appear at the public hearing noticed for February 8, 2016, where the City Council of Laconia is considering a request to declare parcels 412-60-59 and 426-60-22 as surplus property. J. Tivnan seconded the motion. **The motion passed 9 -1.** (for was M. DellaVecchia, J. Tivnan, E. Bones, G. Denio, J. Mailloux, D. Richards and H. McLean and D. Bownes opposed). Charlie St Clair did not vote.*

Chair Hutchins, acting as chair to the Planning Board, will present the letter to council.

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D. Bownes stated that he is opposed to the sale of the property and will state that as well at the Council meeting.

M. DellaVecchia thanked Chair Hutchins for the letter.

**XIII. Minutes**

Acceptance of the minutes from January 5

The revised minutes were distributed on Jan 5 and there were no more corrections/changes were made.

*D. Richards made the motion to accept the minutes from February 2 as distributed. G. Denio seconded the motion. **The motion passed unanimously 9-0.** Charlie St Clair did not vote.*

**XIV. Adjournment**

*J. Mailloux made the motion to adjourn. D. Bownes seconded the motion. **The motion passed unanimously 9-0.** Charlie St Clair did not vote.*

The meeting adjourned at 8:24 pm.

Respectfully,  
K. Graham`