

CITY OF LACONIA PLANNING BOARD

Tuesday, March 1, 2016 – 6:30 PM

City Hall Conference Room 200A

Accepted April 5, 2016

I. Call to Order

Chair Hutchins called the meeting to order at 6:30 pm.

II. Roll Call

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

Absent: Charlie St. Clair, Jerry Mailloux, Secretary; William Contardo, Vice Chair; and Don Richards. Chair Hutchins named M. Limanni and M. DellaVecchia as voting members in the absence of W. Contardo and J. Mailloux.

Staff: Planning Director Shanna Saunders, Assistant Planner Brandee Loughlin

Recording this meeting: Kalena Graham

III. Presentations

None

IV. Extensions

1. Appl# PL2012-0002SP, PL2012-0003CUP(marina), PL2012-004CUP(parking), PL2012-0014CUP(long term boat storage) and PL2012-0015CUP (water body buffer), 1218 Union Ave, Map/Lot 325-220-3, Watermark Marine is requesting an extension for the completion date.

- a. Plan revisions: done
- b. Site Improvement Security: done
- c. Mylar, Final Plans: done
- d. Completion: 3/5/13; 3/4/14; 3/3/15; 3/5/16; **new request March 7, 2017**

Applicant: No one was present to speak, Planning Director Saunders mentioned this was an ongoing project that has had several delays. Staff recommends approval.

*J. Tivnan made the motion to approve the extension request with the requested dates. D. Bownes seconded the motion. **The motion passed unanimously 8-0.***

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

(Acceptance & Decision)

This will be continued to April 5, 2016

Planning Director Saunders told the Board the applicant acquired the property and the demo permit for the building had been approved.

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VI. Public Hearings

1. Appl# PL2016-0004SU

93 & 109 Weirs Blvd MBL 277-248-7 & 8

Boundary Line Adjustment

(Decision)

W. Hutchins called the public hearing to order at 6:33 pm.

Applicant: Ron Johnson, representing 109 Weirs Blvd Nominee Trust, spoke. The two properties are located in the Commercial Resort (CR) and Rural Residential 1 (RR1) zones, with the bulk in the CR zone. Both properties are owned by same trust. 93 Weirs Blvd has a single family residence on it and 109 Weirs Blvd has cabins called Rich Haven Cottages. Two of the cottages, #8 and #12, are being transferred to 93 Weirs Blvd. Rich Haven is for sale and the family wants the two cottages for family use. Easements will be needed for well and sewer when the property gets sold. Access to the rear lot will be relocated after approval and if not, an easement will be required.

Staff review: B. Loughlin read the staff review. Sewer, water line and well easement will be required.

Abutters: none

Public: none

W. Hutchins closed the public hearing at 6:39 pm.

H. McLean made the motion to approve the application with the conditions and dates stated in the Staff Review. J. Tivnan seconded the motion. The motion passed unanimously 8-0.

2. Appl#PL2016-0015SP amd

Provencal Road MBL 480-350-4

Appleridge Apartments

Waiver request for underground utilities

(Acceptance & Decision)

Planning Director Saunders told the Board that the applicant asked for a continuance to April 5, 2016.

Separate from the above application, Planning Director Saunders passed around pictures of the Lilac Valley development off Rte 107 and the overhead power lines that had been put in. She stated that the reason for the above request waiver for underground utilities is because per the regulations, they need to be put underground and have not been. She stated there have been issues lately with that and Staff is trying to figure if the issue is with the electric company or the applicants. The electric company says with the power lines above ground, issues are more easily seen vs underground. She asked the Board if the three poles in the pictures at Lilac Valley was enough to have them come back and ask for a waiver and the Board agreed. Chair Hutchins said the regulations are in place for a reason. E. Bones thinks the waiver

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should not be approved because it was approved to be underground. Planning Director Saunders said that the City shouldn't just say "no" but give other options in place.

VII. Application Acceptance

1. Appl#PL2016-0016SU

Provencal Road MBL 482-160-1

Two lot subdivision

B. Loughlin told the Board the application was complete and ready to schedule the public hearing.

H. McLean made the motion to accept the application as complete and scheduled the public hearing for April 5, 2016. J. Tivnan seconded the motion. The motion passed unanimously 8-0.

VIII. New Business

1. Reappointment of Hamilton McLean as the PB representative to the Lakes Region Planning Commission

J. Tivnan made the motion to reappoint H. Hamilton McLean as the PB representative to the Lakes Region Planning Commission. G. Denio seconded the seconded. The motion passed unanimously 8-0.

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 April 5

X. Reports

A. Planning Department Report: S. Saunders stated that she submitted resignation and her last day will be April 5. She will attend the meeting. City Manager Myers will be making the decision on the new hire and the job legally has to be posted. She gave an update on Langley Cove. DOT projects are planned on the bypass and ramps. D. Bownes added that it will be over a two year process. DOT will also be working on 2 Railroad bridges in the Weirs near the channel and by the Marketplace. Planning Director Saunders gave update on the Master Plan. Next week there will be a meeting on the economics chapter. Working in-house on land use chapter and a draft might be at the April meeting. The transportation chapter is also in progress. She and Brandee will be presenting the update at the Rotary on Thursday. The hope is to pull together a public forum in late May early June.

XI. Liaison Reports

A. Lakes Region Planning Commission: W. Hutchins stated that Monday, March 28 at 6 pm in Bristol, there will be a meeting talking about the \$200 million that comes into the state transportation wise. There is a new commissioner, Victoria Sheehan of DOT, which will speak.

B. Conservation Commission: W. Contardo was absent. Planning Director Saunders noted that ConCom does water quality monitoring every year and just got the report. They are working on the trends over the past 5 or 6 years. The work on Black Brook geomorphic study is getting

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finalized. Milfoil subcommittee has been working. The City received funding from the state and they are looking at Paugus and Opechee. Work will be from divers. No chemicals would be used. C. City Council: D. Bownes stated Council finished up the series of four invites for public to speak about the strip of land from Rte 3 to Gilford in the Weirs. The input session was to determine uses and zoning changes that Council will recommend to Planning Board. There is concern for the empty lots and what can go in as residences vs businesses with businesses preferred. D. Bownes thinks best way to approach is to change the uses, not the zone. H. McLean asked if there is incentive to have the vacant lots used for Motorcycle Week to be developed and Planning Director Saunders said that is where the TIF funds come in. Chair Hutchins noted the City is working on its infrastructure.

XII. Other Business

None

XIII. Minutes

Approval of the minutes from February 2

The revised minutes were distributed on Feb 5, and there were no more corrections/changes suggested

*M. Limanni made the motion to accept the revised minutes from February 2 as distributed. H. McLean seconded the motion. **The motion passed unanimously 8-0.***

XIV. Adjournment

*D. Bownes made the motion to adjourn. G. Denio seconded the motion. **The motion passed unanimously 8-0.***

The meeting adjourned at 7:25 pm.

Respectfully,
K. Graham`