

CITY OF LACONIA PLANNING BOARD

Tuesday, January 5, 2016 – 6:30 PM

City Hall Conference Room 200A

Accepted February 2, 2016

I. Call to Order

Acting Chair Jerry Mailloux called the meeting to order at 6:30 pm.

II. Roll Call

K. Graham called the roll with the following members present: Mike Limanni, Mike DellaVecchia, Jay Tivnan, David Bownes, Gail Denio, Don Richards, and Hamilton McLean and Acting Chair Jerry Mailloux

Acting Chair Mailloux noted there were 7 board members present and a quorum is established.

Absent: William Contardo, Vice Chair; Planning Board Chair, Warren Hutchins; Edwin Bones, and Charlie St. Clair. Acting Chair Jerry Mailloux appointed M. Limanni and M. DellaVecchia voting members in the absence of W. Hutchins and W. Contardo.

Staff: Planning Director Shanna Saunders, Assistant Planner Brandee Loughlin

Recording this meeting: Kalena Graham

III. Presentations

None

IV. Extensions

None

V. Continued Public Hearings

None

VI. Public Hearings

1. Rezoning of parcel 1085 White Oaks Rd, MBL 163/241/8 and White Oaks Rd MBL 172/241/3, to Commercial Resort

Acting Chair Jerry Mailloux opened the public hearing at 6:32 pm.

Applicant: Rick Hassler, the owner of the lots, explained that currently the lots are in three zones, Commercial Resort (CR), Rural Residential (RR) and Residential Single Family (RS). He stated that the parcel is mostly used as Commercial Resort and the property is useless with the different zones as to what is allowed. The parking lot holds up to 450 cars but is located in the Residential zone. In 2007 he was approved for a variance for the use of the property. D. Bownes wants to make sure only those specific lots, three (3) and eight (8), are changed.

Abutters: None

Public: None

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Acting Chair Jerry Mailloux closed the public hearing at 6:35 pm.

*D. Bownes made the motion to recommend to Council parcel 163/241/8, 1085 White Oaks Rd, and parcel 172/241/3, White Oaks Rd, change to the Commercial Resort zone, lots 3 and 8 only. J. Tivnan seconded the motion. D. Richards noted that in the future the property will be surrounded by residences and brought up the outdoor noise ordinance. He recommends the outdoor noise regs that are currently in practice, remain in their present state. D. Bownes thinks that is something for the entire Council and should be on an agenda with a solid recommendation for discussions. S. Saunders will have that put on the February 2 agenda. **The motion passed unanimously 7-0.***

2. Appl# PL2015-0138SP

153 Church St MBL 426-44-6

Proposal to demolish vacant building and add landscaping in its place

This item will be continued to the February 2 meeting per the applicant's request.

VII. Application Acceptance

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

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 scheduled the public hearing for February 2, 2016. H. McLean seconded the motion. **The motion passed unanimously 7-0.***

VIII. New Business

None

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 item will be continued to the February 2 meeting.

X. Reports

- A. Planning Department Report: S. Saunders pointed out an email from Cafua Management regarding the withdrawal of the application to remove the Oak tree at 1106 Union Ave. She told the board the Langley Cove project on Weirs Blvd, has been submitted again and gave a brief background on the project. The application is nearly complete enough and might be at Planning Board level as early as April. The application will not be just one meeting, because it is a very complex project. The major issue is the density on a steep site with seasonal water flow.

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XI. Liaison Reports

- A. Lakes Region Planning Commission: W. Hutchins absent
- B. Conservation Commission: S. Saunders gave the update. Finalize Open space protection negotiations in priority areas, water body buffer work is set to be presented for the February Planning Board meeting, DES meeting in Concord to finalize Acceptable GIS parameters for completion of the Geomorphological Report, schedule weed watcher training, and training for NH Wildlife action plan.
- C. City Council: D. Bownes had nothing to report that wasn't already discussed.

XII. Other Business

None

XIII. Minutes

Approval of the minutes from Dec 1

*D. Richards made the motion to accept the minutes from December 1 as distributed. J. Tivnan seconded the motion. **The motion passed unanimously 7-0.***

XIV. Adjournment

*D. Bownes made the motion to adjourn. G. Denio seconded the motion. **The motion passed unanimously 7-0.***

The meeting adjourned at 6:57 pm.

Respectfully,
K. Graham`