



CITY OF LACONIA PLANNING BOARD  
Wednesday, June 1, 2016 - 6:30 PM  
City Hall - Conference Room 200A  
*Accepted July 12, 2016*

I. Call to Order

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

Present: Charlie St Clair, Edwin Bones, Mike DellaVecchia, Jay Tivnan, David Bownes, William Contardo, Gail Denio, Hamilton McLean and Chair Warren Hutchins

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

Chair Hutchins stated that the application acceptances at the end of the meeting, are only for the board to accept the application and there would be no discussion.

II. Presentations

III. Extensions

IV. Continued Public Hearings

1. 55 Growth Rd, Lakes Region Dog Park proposal

Chair Hutchins opened the public hearing at 6:36 pm.

Applicant: Jon Rokeh explained the application. All the work with the City has been done and Council has approved the proposal. There will be 20 parking spaces. The park sign, portable toilet and doggy bags will be available. They are utilizing 2 acre of the 22 acre lot. All the runoff will go to detention ponds. Ginny Martin and Kevin Dunleavy spoke on the pet waste. G. Denio asked the height of the fence and was told in the puppy yard 4 feet and in the adult yard 6 feet. G. Denio suggested the puppy fence be higher as well.

Interim Director Loughlin read the staff review. She gave the background on sidewalks and the fact that they are not generally put in industrial zones.

J. Rokeh doesn't anticipate all parking spaces to be utilized. D. Bownes asked K. Dunleavy if the size was

adequate and was told yes and has the possibility for expansion.

Chair Hutchins closed the public hearing at 6:50 pm.

*H. McLean made the motion to approve the waiver requests for the application fee, 2 foot contour on existing conditions plan, and sidewalks. J. Tivnan seconded. **The motion passed unanimously 9-0.***

*H. McLean made the motion to approve the site plan and condition use permit applications with the dates and conditions noted in the staff review. G. Denio seconded the motion. **The motion passed unanimously 9-0.***

2. Provencal Road, subdivision of one lot into two

Chair Hutchins opened the public hearing at 6:53 pm.

Applicant: Ron Johnson explained the proposal. City water has been stubbed to each lot. There is a 6 inch sewer line that runs across the lots and have been waiting on an easement. All easements are now in place. The new lots will be limited to one duplex on each lot per the easement agreement. The developer of the Appleridge Apartments upgraded Provencal Road and is scheduled to put in sidewalk, therefore a waiver of sidewalk is requested. Access to both lots will be a common drive. The existing driveway will be eliminated as it is in a wetland buffer.

W. Contardo asked what will happen if the sidewalks don't get built by the other developer. B. Loughlin stated that site security is obtained and there is also the in lieu payment option that board has requested in the past. Clayton Dunn, property owner, spoke regarding the sidewalk. He thinks the sidewalk will go in this summer.

Interim Director Loughlin read the staff review. The CUP needs to be added in the motion.

There were no abutters present

Chair Hutchins closed the public hearing at 7:15 pm.

*D. Bownes made the motion to approve the sidewalk waiver with condition to have DPW review current site security at Appleridge and if more money is necessary then the applicant be required to post that amount for sidewalks. J. Tivnan seconded the motion. **The motion passed unanimously 9-0.***

*D. Bownes made the motion to approve the subdivision and the conditional use permit with the dates and conditions noted in the staff review. J. Tivnan seconded the motion. **The motion passed unanimously 9-0.***

## V. Public Hearings

1. Shore Drive, subdivision of one lot into three

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

Applicant: Geoff Gray owner and developer of the lots, gave the proposal.

Interim Director Loughlin read the staff review. She stated that the lots will have municipal water but private septic. She pointed out that wetlands would be impacted if sidewalks went in. A state permit would also be required.

Sidewalks are close to the abutting lot on Shore Drive, before the subject parcel. Shore Drive has sidewalk along but not consistently. Interim Director Loughlin also noted there is a large amount of ledge in the area.

Abutters: Kevin Morrissette of Shore Drive, spoke regarding sidewalks. He thinks the applicant should make an in-lieu payment to extend the sidewalk that is in the area. This is the area that most people walk and sidewalk is needed. G. Gray is not opposed to an in-lieu payment as long as it is in the surrounding area.

Chair Hutchins closed the public hearing at 7:40 pm.

*W. Contardo made the motion to deny the sidewalk waiver and allow the applicant to either put the sidewalk in or put money into a sidewalk fund. J. Tivnan seconded the motion. **The motion passed 8-0 with an abstention by H. McLean.***

*D. Bownes made the motion to approve the subdivision with the dates and conditions noted in the staff review. W. Contardo seconded the motion. **The motion passed 8-0 with an abstention by H. McLean.***

2. Wow trail Phase 2: Amendment one to remove 12 on-street parking spaces at the intersection of New Salem and Pleasant Street as per anticipated City Council Approval

Interim Director Loughlin told the board the application was complete and ready to open.

W. Contardo made the motion to accept the application as complete and open the public hearing. J. Tivnan seconded. The motion passed unanimously 9-0.

Chair Hutchins opened the public hearing at 7:49 pm.

Applicant: Alan Beetle president of the WOW group, spoke regarding the amendment. The change was made to the plans because the trail couldn't go in safely. The City Council already made their approval at the last meeting, May 23. A. Beetle apologized for not presenting to this board like Council an offered updates on the trail.

Interim Director Loughlin read the staff review. She noted that this amendment was mentioned at the original approval.

W. Contardo asked about marked bicycle aisles/lanes and the possibility of that happening in the area of Pitmans and A. Beetle agreed that it could be done.

There were no abutters to comment.

Chair Hutchins closed the public hearing at 7:58 pm.

*G. Denio made the motion to approve the amendment to phase 2 of the WOW trail to remove the 12 parking spaces with the dates and conditions noted in the staff review. J. Tivnan seconded the motion. **The motion passed unanimously 8-0, with an abstention by W. Contardo.***

VI. Application Acceptance

1. 89 Union Ave, change of use to building for residential units

*W. Contardo made the motion to accept the application as complete and scheduled the public hearing for July 12, 2016. H. McLean seconded the motion. **The motion passed unanimously 8-0.***

2. 32 Artisan Court, Proposal to change the form of ownership from commercial to commercial condominiums for 8 units

Atty Rod Dyer introduced Brett Allard the new attorney at the firm.

*W. Contardo made the motion to accept the application as complete and scheduled the public hearing for July 12, 2016. H. McLean seconded the motion. **The motion passed unanimously 8-0.***

3. 326 Endicott St East, subdivision of one lot into seven

*G. Denio made the motion to accept the application as complete and scheduled the public hearing for July 12, 2016. J. Tivnan seconded the motion. **The motion passed unanimously 8-0.***

4. 72 Gold Street, replace existing boat storage/wash facility with same but different configuration

*W. Contardo made the motion to accept the application as complete and scheduled the public hearing for July 12, 2016. H. McLean seconded the motion. **The motion passed unanimously 8-0.***

5. 713 Endicott Street North, subdivision of single family residence from camp/RV park

*J. Tivnan made the motion to accept the application as complete and scheduled the public hearing for July 12, 2016. W. Contardo seconded the motion. **The motion passed unanimously 8-0.***

VII. New Business

Due to D. Richards absence, the nominations report will be at the July 12 meeting.

VIII. Old Business

IX. Reports

- a. Planning Dept Report: Interim Director Loughlin updated the board. The portion of the riverwalk by Beacon West has started. Anticipated to be finished in a couple of weeks. Last year the City was granted money for Alternative Transportation to add links for the Riverwalk around the downtown area. Sidewalks will be expanded on Winnisquam Ave and Winter Street will get lighting and sidewalk. Titeflex, on Lexington Drive, has finished the porous pavement parking lot, she suggested the board check it out. 126 Union Ave expects the site buttoned up by July. May 23 was the Community Action Summit for the Master Plan process. Finally, Interim Director Loughlin gave the update on the office situation.

X. Liaison Reports

- a. Lakes Region Planning Commission: W. Hutchins noted there is more development happening in Laconia vs the rest of the 30 areas in the planning commission. LRPC was just notified of a \$400k federal brownsfield grant.
- b. Conservation Commission: Interim Director Loughlin noted tributary and deep water testing begins June, schedule bacteria testing grant for water testing for ph balance, Suspended solids, and Bacteria, completion of the Black Brook watershed plan June 30 2016, weed watcher Lake hosts begins (milfoil patrol), the 30-foot buffer decision before the Council. There was a question on a parcel on Blaisdell Ave but mostly the work and potential project will be in Gilford.
- c. City Council: D. Bownes left at 8:03 pm.

XI. Other Business

XII. Minutes

Acceptance of the minutes from May 3

The revised minutes were distributed on May 5 and there were no further corrections/changes made.

*W. Contardo made the motion to accept the revised minutes from May 3 as distributed. J. Tivnan seconded the motion. **The motion passed unanimously 8-0.***

XIII. Adjournment

*G. Denio made the motion to adjourn. H. McLean seconded the motion. **The motion passed unanimously 8-0.** The meeting adjourned at 8:31 pm.*

Respectfully,

K. Graham`