



CITY OF LACONIA PLANNING BOARD

Work Session

Tuesday, November 22, 2016 - 6:30 PM

City Hall - Conference Room 200A

Minutes

*Accepted December 6, 2016*

I. Call to Order

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

K. Graham called the roll with the following members present: Mike Limanni, Jay Tivnan, David Bownes, Edwin Bones, Hamilton McLean, Mike DellaVecchia and Acting Chair William Contardo.

Absent: Jerry Mailloux, Gail Denio, Charlie St. Clair

Staff: Interim Planning Director Brandee Loughlin

Recording this meeting: Kalena Graham

Acting Chair Contardo mentioned that both of the following items reside with the ZTF. His thought for this meeting was to work with the information and give input to the ZTF to compress the time line so when the proposal comes back to the board there are few questions.

II. Presentations

III. Extensions

IV. Continued Public Hearings

V. Public Hearings

VI. Application Acceptance

VII. New Business

VIII. Old Business

1. Discussion regarding the proposed changes to Table of Permitted Uses chart to the Commercial Resort (CR) zone

Acting Chair Contardo stated he would like the focus to be on what is being changed. D. Bownes[HM1] gave a background of the proposal from 2015. The proposal would be to adopt the 2015 proposal along with the few changes as discussed with Interim Planning Director Loughlin. To allow the best use of all the properties in the area. The proposal was designed to start the process to encourage economic development. D. Bownes would love to have the Weirs to become year round destination. The question is what would the Board like to see in the Weirs is the question to ask.. It was acknowledged by D Bownes that the proposed changes to the CR table was intended as a stopgap measure. H McLean suggested the emergency and transitional housing and Campground/tent/RV uses permitted in the CR 2015 recommendations were inconsistent with the proposed changes making manufactured (mobile) housing and trailer parks not permissible

There was discussion on whether a vote is needed. Acting Chair Contardo declared that motions were not necessary at a planning board work session. No motion was made[HM2].

## 2. Accessory Dwelling Units

This proposal has been worked on by Suzanne Perley and will need to be adopted by July 2017. E. Bownes asked how this would be enforced. D. Bownes stated the purpose of the State's reasons for this proposal. Interim Planning Director Loughlin stated this is the State's recommended wording and can be worked with the City regulations. Acting Chair Contardo clarified that the point of discussion is to find a direction to go. H. McLean asked what other communities are doing and Interim Planning Director Loughlin said some are choosing what they feel will work with that community. M. Limanni asked about the process of enforcement and was told by Interim Planning Director Loughlin. There was discussion on the code. D. Bownes would like to put in language that would do as much as possible to prevent a duplex and does want the requirement to be owner occupied. H. McLean suggested it was unclear what Laconia's purpose was in developing its zoning ordinance for ADUs. This proposal would give financial support for resident owners to stay in their homes; increase the availability and costs of housing; increase resident population; increase the city tax base to impact tax revenues; address workforce demands; maintain the character of single family homes and respective neighborhoods. By agreeing on one or more guiding principles the city can better establish other important requirements for local regulation. D. Bownes doesn't like the fact that the entrance to the accessory dwell has to have rear entry and not front. Interim Planning Director Loughlin stated the idea is to maintain the character of single family homes. She will update the Board at the Dec 6 meeting. If the Board has any questions, she suggested emailing those questions prior so they can be answered.

Acting Chair Contardo asked Interim Planning Director Loughlin for an overview about the Master Plan process by either her or Mike Foote at the next meeting. M Limanni thinks it would be good to hear from the Mayor and the City Manager about the importance of the Master Plan. Interim Planning Director Loughlin needs to discuss things with the Master Plan board first. M. Limanni asked her thoughts on the process because he thinks her opinion is valuable.

## IX. Reports

X. Liaison Reports

XI. Other Business

XII. Minutes

XIII. Adjournment

*The motion to adjourn the meeting was made by D. Bownes, and M. DellaVecchia seconded.  
The motion passed unanimously 7-0. 8:15 pm.*

Respectfully,

K. Graham