

City of Laconia Minor Site Plan Committee
2:00 PM City Hall - Armand A. Bolduc Council Chamber
Draft Minutes

3/24/2021 - Minutes

1. CALL TO ORDER

Chair Wesley Anderson called the meeting to order at 2:03 PM

2. ROLL CALL

Chair W. Anderson introduced the Board: Al Graton, Police; Nick Schwarz, Water; Dean Trefethen, Planning/Zoning/Code; Wesley Anderson, Public Works

Absent: Charlie Roffo, Fire; Tara Baker, Assessing

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance Of Minutes From February 24

Motion to accept the minutes made by A. Graton, N. Schwarz seconded. All voted in favor.

6. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

6.I. PL2021-0019MSP; 350 Lakeside Ave; Proposal To Construct Two Story Structure On The Existing Footprint

The public hearing opened at 2:04 PM

Applicant: Wade Burchell addressed the Board. He introduced his wife Christine Baranak and went over the discussion from the last meeting. Since the last meeting he submitted the surveyed plan that showed all the structures were indeed within the property lines. The applicant has been looking into the cost and construction of a basement and can be done but very expensive. They are trying to decide if they want to do that or just have a floating floor instead. W. Anderson has no issue with the basement but wants assurity of the roadbed. The applicant has no problem moving the structure away from the roads slightly if needed. He noted the walls reconstructed, will be 4 ft high compared to the current 3 ft high. And there was discussion on building permit details.

Chair W. Anderson asked if the driveway off Lakeside Ave will be used as he remembers at the last meeting a statement that it would be used. W. Burchell noted that he would use it only for deliveries, possibly. The Board had concern with the lack of sight line when the road is busy during the day and in the summer. There was discussion on the challenges. W. Burchell noted that no work would be done on the driveway or the sidewalk and the driveway off Lakeside Ave wouldn't be used a lot; only during construction and/or supplies for the coffee shop.

Abutter input:

Lionel Berthiaume of 7 Foster Ave addressed the Board via Zoom. He is thrilled to hear that the building will be used. He feels the City has to be responsible for the welfare of the road and would like to see the City work with the applicant. It will be a great addition to the area.

Anthony Santagate owner of several nearby businesses on Lakeside Ave addressed the Board via Zoom. He agrees with the previous comments. He feels it will be great to have business on that end of the Weirs.

The public hearing closed at 2:21 PM

D. Trefethen suggested some things as conditions if there was going to be an approval: the building be moved away from both Lakeside and Foster Ave, he would like to see a security for the liability of construction in case of damage to the sidewalk or roadbed that is within control, possible change of roofline or have some kind of system to catch the snow. He feels this will be great for the area as well.

Chair W. Anderson noted that it is up to the contractor to know how to build in urban areas. W. Burchell noted that Busby gave him a few contractors to look into. W. Burchell stated that they have been on the fence on whether to do a full foundation or have a floating foundation. That is still being decided on. Chair W. Anderson noted that those details will be worked out at the building permit process.

Motion to approve the application with conditions: site security (cash or letter of credit) submitted to the Planning Office at the building permit submittal to ensure any damage of the sidewalk or roads will be taken care of. Amount to be determined during the building permit process, move the structure away from both Lakeside Ave and Foster Ave if full foundation is to be constructed, install a snow guard type system to prevent snow from sliding off the roof onto Foster Ave or the sidewalk on Lakeside Ave, all installation needs to be Laconia Water Works specifications and plans need to be submitted for review made by D. Trefethen, Chair W. Anderson seconded. All voted in favor.

7. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.
8. OTHER BUSINESS
9. ADJOURNMENT

With no other business, Chair W. Anders adjourned the meeting.

The meeting adjourned at 2:28 PM