

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted May 4, 2021

4/6/2021 - Minutes

1. CALL TO ORDER

INTRODUCTION FOR ELECTRONIC MEETINGS

As Chair of the Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that while there is a physical location to observe and listen to the meeting, the meeting is also being conducted electronically, which was authorized pursuant to the Governor's Emergency Order. Participants may choose which option to use. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;

In addition to the "in person" option, we are utilizing the Zoom platform for this meeting where all members of the Board will have the ability to communicate, and the public will have access to watch or listen to this meeting through dialing the following phone # 1-312-626-6799. To participate in the meeting, you need to log on to Zoom: then type the Webinar ID: 811 9910 6021.

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using Zoom, and instructions are provided on the City of Laconia's website at laconianh.gov

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem, please call 524-3877 x 249 or email at: planning@laconianh.gov

d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

Chair Peter Brunette called the meeting to order at 6:34 PM

2. ROLL CALL

Members present at City Hall: Bruce Cheney, Michael DellaVecchia

Members present via Zoom: Charlie St. Clair, Kirk Beattie Rich MacNeill, Sarah Jenna, Susan Hodgkins, Brett Beliveau, Stacy Soucy, Peter Brunette

All alternates were seated as voting members until M. DellaVecchia entered at 7:09 PM

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Planning Director Dean Trefethen and Assistant Planner and Zoom Host Rob Mora

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of minutes from March 2

With no objections Chair P. Brunette declared the minutes were accepted a submitted

6. PRESENTATIONS

6.I. Expansion of the Historic Overlay District in the downtown area

Karl Reitz, Vice Chair of the Historic District Commission, introduced the Commission and gave a brief history of each member. He explained the proposal.

The historic district overlay was not created to make it impossible to make changes in our city; its purpose is to ensure that the change is appropriate to the distinctive and notable character of Laconia. The Laconia Heritage Commission has engaged the services of Mae Williams, Historic Preservationist, to complete an area historical survey of the Laconia downtown core. With the completion of the study, Laconia will have an inventory of properties of a certain age, normally at least 45 years old, and that retain reasonable architectural integrity. A survey of this type is most useful for quickly analyzing opportunities and constraints for future development as part of a larger planning effort.

To maintain consistency with this study and to continue to work collaboratively with the Heritage Commission in our combined goal of protecting Laconia's important structures, the outline for the proposed expanded Historic District follows the same outline as Mae William's historical survey.

The renovation of the Colonial, Belknap Mill and the Lakeport Opera House, the opposition of the possible demolition of St. Joseph's Church and 76 Lakeside Ave., and the concern shared by many regarding the future of the Gardens Theatre, the Masonic building and the Busiel House, show clearly that the citizens of Laconia recognize the importance of historic preservation to our community's identity and sense of place. They also recognize how restoration and reuse can strengthen our community's economic base and development.

Expanding the current historic district will incorporate the objectives of Laconia's Vision, as outlined in the city's Master Plan. It will support the establishment of a thriving urban environment that offers safe, attractive, and distinctive character. Property values and job creation are proven to be significantly impacted by historic preservation, although both are surpassed by the enormous economic impact it has on heritage tourism. The related social impacts can include decreased criminal activity, increased housing supply, better quality of life and increased pride in the community.

It was noted that there are 15 structures on the National Register and with the new expansion, 9 of those 15 will be in the proposed Historical Overlay District. There was a question if any single family dwellings were in the expansion and was told only apartments above commercial.

Planning Director D. Trefethen noted that the next steps would be to schedule a public hearing if the board is interested in the expansion. M. Williams will be submitting a report for the next Heritage Commission meeting and that can be submitted to the Board as well.

Motion to schedule a pubic hearing for May 4 made by C. St. Clair, K. Beattie seconded. B. Beliveau asked about taking out some buildings but Planning Director D. Trefethen explained it would be like spot zoning and gave examples of why that wouldn't work. All voted in favor by roll call vote.

7. EXTENSIONS Note: The purpose of this agenda section is for the board to consider requests from applicants with previously approved projects to extend the deadline dates. The board may also deliberate the request, decide and conduct a final vote at this time. PUBLIC INPUT IS NOT TAKEN ON EXTENSION REQUESTS.

8. 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.

8.I. PL2013-0100SP amd2; 264 Lakeside Ave, Tower Hill Tavern; Request to amend the original approval to allow for indoor live music & DJ's until close at 1 am

Planning Director D. Trefethen noted that the City has been in contact with the engineer and would like him to take a look before the Board makes a decision. Meghan Doptis, Manager of Tower Hill Tavern, was present via Zoom. She gave an update on the progress so far. She noted that everything should be done within a few weeks and ready to be inspected.

Motion to continue the application to May 4 made by B. Cheney, C. St. Clair seconded. All voted in favor by roll call vote.

M. DellaVecchia entered the meeting at City Hall at 7:09 PM

S. Hodgkins stepped down as voting member.

8.II. Revocation of 05-006SU, 05-007CUP (wetland); Bossey, New Hope Drive MBL 260-249-10; previously approved 22 lot subdivision; project expired and a different plan to be proposed

Applicant: Atty. Ethan Wood and the Bosseys were present. The applicant has no objections to the revocation.

Motion to revoke the 22 lot subdivision made by K. Beattie, S. Jenna seconded. All voted in favor by roll call vote.

9. 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.

9.I. PL2021-0024SP, 0025CUP(dealership); 142 Main Street; Proposal to sell used cars

Applicant: Francis Ali and Dennis Greenwood addressed the Board via Zoom. F. Ali explained the proposal. The applicant would like to add 10 cars to the Rte 107 side of the building for extra income. They will keep the grass between the building and the cars and continue to run the gas station. One downlit spot light will be on the lot. The main entrance and site would be off Rte 107. D. Greenwood noted that most of the sales are online and not in person.

The public hearing opened at 7:24 PM.

Public input: there was no one to speak for or against the application.

The public hearing closed at 7:25 PM.

Staff Review: Planning Director D. Trefethen read the staff review. The only provisions are that the lot will be limited to 10 vehicles and they will all be inspected.

Motion to approve the site plan with the dates and conditions stated in the staff review made by B. Beliveau, S. Jenna seconded. All voted in favor by roll call vote.

9.II. PL2021-0026SU; 82 New Hope Drive/122 Hillcrest Dr; Proposal for a boundary line adjustment between the two lots and subdivide the remainder into two lots ~waiver request for sidewalks

Motion to accept the application as complete made by K. Beattie, R. MacNeill seconded. All voted in favor by roll call vote.

Applicant: Atty. E. Wood, representing the Bossey's explained the proposal. A small boundary line adjustment will occur off a lot on Hillcrest Drive. The Bossy's lot will then be separated from the remainder lot to make a two lot subdivision instead of the 22 lot subdivision previously approved.

The public hearing opened at 7:31PM

Public Input: there was no one to speak for or against the application.

The public hearing closed at 7:32 PM.

Staff Review: Planning Director D. Trefethen read the staff review. Staff has no issue with the sidewalk waiver request. New Hope is an emergency access road and the City has no plans to accept the street, nor do they intend to pave it. It is a private road and will remain as such. M. DellaVecchia sees no need for a sidewalk in that areas of town.

Motion to approve the applicant with the dates and conditions as stated in the staff review made by K. Beattie, R. MacNeill seconded. All voted in favor by roll call vote.

Motion to approve the sidewalk waiver mad by K. Beattie, B. Beliveau seconded. The motion passed with all in favor and P. Brunette opposing.

9.III. PL2021-0027SU; 23 Summit Ave; Proposal to subdivide one lot into two ~waiver requested for sidewalk

Motion to accept the application as complete made by k. Beattie, B. Beliveau seconded All voted in favor by roll call vote.

Applicant: Gregg Kobelski and Todd Kobelski addressed the Board via Zoom. G. Kobelski explained the proposal. The applicant will bring water down from Endicott and will add a hydrant. Currently, there is no sidewalk along Summit and no pedestrian traffic. The plan is to take the entire structure down and rebuild. The cottage closest to the water will be renovated and eventually be requested for use as an ADU. There was discussion regarding sidewalk. T. Kobelski noted that in the 20 years they have been there people only walk along Governor's Island and not along Summit Ave.

The public hearing opened at 7:50 PM

Public input: there was no one to speak for or against the application.

The public hearing closed at 7:51 PM

Staff Review: Planning Director D. Trefethen read the staff review. The applicant received permission from the Heritage Commission for demolition recently. There is sewer on the property and the applicant is proposing to extend the water line. The applicant received a variance for shore frontage. He noted the sidewalk issue is not a simple matter and it will take some time to work through City policy throughout each department. Chair P. Brunette understands but feels the need to increase infrastructure and if the City is not willing to do that, it should be done by the applicant. Legitimate criteria should be granted to waivers and that needs to be figured out. C. St. Clair would like to see more maintained sidewalks. G. Kobelski noted that they are not opposed to sidewalks, but the sidewalks in the area are not continuous and not maintained. C. St. Clair urged the applicant to o before Council on the sidewalk issue.

Motion to approve the subdivision with the dates and conditions stated in the staff review made by S. Jenna, B. Beliveau seconded. All voted in favor by roll call vote.

Motion to approve the sidewalk waiver made by K. Beattie, S. Jenna seconded. The motion failed 5 to 4 with C. St. Clair, B. Cheney, R. MacNeill, P. Brunette, M. DellaVecchia against; K. Beattie, S. Jenna, B. Beliveau, S. Soucy in favor.

10. APPLICATION ACCEPTANCE Note: The purpose of this agenda section is to publicize that a Planning Board application has been submitted AND for the Planning Board to determine if the application is complete enough to begin the review process. PUBLIC INPUT IS NOT TAKEN AT THIS TIME. If the application is accepted the Planning Board will schedule a Public Hearing at which time the application will be heard and public comments will be accepted. Information about applications can be obtained on the city's web site or by calling the Planning office.

- 10.I. PL2021-0117SP amd1; 645 Union Ave; Proposal to construct a 15,117 sq ft paved parking lot for employee use

Motion to accept the application and schedule the public hearing for My 4 made by S. Jenna, C St. Clair seconded. All voted in favor by roll call vote.

11. NEW BUSINESS

12. OLD BUSINESS

M. DellaVecchia brought up the street trees along Union Ave. He asked those in favor of the waiver for 570 Union Ave to explain why. He feels trees are always a good thing, not necessarily in car display lots but somewhere. B. Beliveau noted that Cantin is planting foliage, just not trees. Chair P. Brunette noted there is a few issues that need to be looked at: waivers and enforcement. He urged the Board members to think about City infrastructure and what can be done. C. St. Clair mentioned that there is more than just Union Ave as gateways into the City. He mentioned the salt and height of trees and how that leads to plantings having short life due to that. Assistant Planner R. Mora urged members to reach out to Park Director Amy Lovisek as she has been doing a lot of research regarding trees. P. Brunette stated that wash is done today, if or the future generations.

13. PLANNING DEPT REPORT

Planning Dept report: Planning Director D. Trefethen gave recap of the last 12 months, from April 1 to March 31. Last year was a strong year for real-estate market. More than \$40 million dollars in building permit values were issued. Compared to \$18 million the prior year. The dept is off to a strong start with the new year already.

14. LIAISON REPORTS

LRPC: There was discussion on flooding and mapping

ConCom: S. Soucy is teaching members to ask about waivers

Council: B. Cheney had nothing to report

15. OTHER BUSINESS

Chair P. Brunette brought up the old State School property and that fact that it doesn't bring in any revenue. There is a House Bill proposing to give the Governor and Council full authority of sale of the property without City input.

16. ADJOURNMENT

With no objections P. Brunette adjourned the meeting.

The meeting adjourned at 8:28 PM.

Respectfully,

K. Graham