

CITY OF LACONIA PLANNING BOARD
6:30 PM City Hall - Armand A. Bolduc Council Chamber
Accepted August 1, 2023

7/11/2023 - Minutes

1. CALL TO ORDER

Chair Peter Brunette called the meeting to order at 6:31 PM

2. ROLL CALL

Members present: Stacy Soucy, Rob Mora, Rich MacNeill, Bruce Cheney, Charlie St. Clair, Mike DellaVecchia, Louis Joseph, Scott McWilliam, Peter Brunette

Absent: Amy Lovisek

L. Joseph was seated as a voting member.

3. RECORDING SECRETARY

Kalena Graham

4. STAFF IN ATTENDANCE

Interim Planning Director Kathy Menici

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

5.I. Acceptance of June 6 minutes

6. PRESENTATIONS

Chair P. Brunette announced the applications that wouldn't be heard tonight.

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.

7.I. PL2011-0024SP, 0026CUP(Steep Slope), 0027CUP(Wetlands), 2015-0141SU(BLA), 2018- 0023SU (BLA); 553 Weirs Blvd; Langley Cove Development, request to extend the approval for 291 unit cluster development and boundary line adjustments AND PL2015-0142SPamd; White Oaks Rd, Paugus Woods development; request to extend the approval to amendment to remove lot 33 to allow for second access

Applicant: Jon Rokeh addressed the board. He mentioned that the project is expected to start soon. The offsite water line was completed in the spring. All state permits are in place. J. Rokeh feels another extension will not be needed.

Motion to approve the extension request for completion of July 2, 2024 made by S. McWilliam, R. Mora seconded. The motion passed 7-2 with S. Soucy, R. Mora, R. MacNeill, B. Cheney, C. St. Clair, L. Joseph, S. McWilliam for; M. DellaVecchia, P. Brunette opposed.

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. PL2022-0114SP; 13 Summer Street; Creation of multifamily in existing structure

Motion to continue the application to August 1 made by R. Mora, R. MacNeill seconded. All voted in favor.

8.II. PL2023-0043SP, 0044CUP (watercraft storage); Endicott North MBL 114-252-2; Proposal for outside storage for watercraft, trailers, campers, etc. ~Waiver requested for stamped engineered plans

Motion to continue the application to August 1 made by R. Mora, R. MacNeill seconded. All voted in favor.

8.III. PL2023-0048SP, 0049CUP(campgrnd); Endicott North MBL 114-252-3; Proposal to construct an RV campground with associated ground work, bathhouse and pool

Applicant: Nick Sceggell of Dubois & King and Atty Jonathan Boutin addressed the board. N. Sceggell briefly reviewed the proposal. The applicant is proposing to plant arborvitae trees along the southern boundary and a conservation mix along the steep slope areas. Test pits showed lots of ledge and some blasting will be needed. An Alteration of Terrain permit will be required by the state and ground water monitoring is part of that process.

C. St. Clair noted he did a site visit from the abutting property off Rollercoaster Rd and asked about the tree line. N. Sceggell noted that the property line is basically in the center of the line of trees. There is about a 20 ft buffer area. They will be using vegetation to treat and slow water to reduce the amount of runoff. A 2-50 yr storm analysis was used. The applicant has no plans to plow the internal road unless the city requires it.

S. McWilliam has concerns about the overhead utilities. N. Sceggell noted that there are five poles along the access road then to the site will be underground. S. McWilliam also had concerns with pets and what was allowed for the amount of people visiting. Atty J. Boutin noted that short term lodging will not be allowed and no large gatherings will be allowed.

The public hearing opened at 7:08 PM

Vicki Viebrooks of 58 Breckenridge Wy has concerns with ledge and runoff. She showed some photos of the current water issue. The proposed landscape lights will be the level to the houses below. She asked that the arborvitae be put in prior to construction to help with the runoff. She also has concerns with the lack of vegetation and security of the site while it's not open.

B. Cheney asked about the third party review and Interim Planning Director K. Menici noted that the report should be coming in by Friday.

The previous owner clear cut but all required permits were obtained. N. Sceggell noted that on one of his recent site visits erosion control was still in place and nothing was coming off the site. He reminded the board that none of the stormwater installation has started. He suggested moving the utility poles so they wouldn't be visible to the residential abutter.

The public hearing closed at 7:34 PM

Staff review: Interim Planning Director K. Menici went over the changes to the report.

Motion to approve the waiver for sidewalks made by R. Mora, B. Cheney seconded. M. DellaVecchia noted that now is the time to make that section of road safer. R. Mora noted there is no other sidewalk

to be put in in the area that potential will never be connected. Also the question if the state would allow a sidewalk. Discussion ensued. The applicant suggested a temporary waiver and if in the future sidewalk is needed the association would put a sidewalk in. More discussion ensued. The motion failed 1-7 with R. Mora for; S. Soucy, B. Cheney, R. MacNeill, M. DellaVecchia, P. Brunette, L. Joseph, S. McWilliam against.

Motion to deny the waiver for underground utilities made by M. DellaVecchia because the line could be buried, run the line up the pole and when the ground transformers become available to be replaced with those. S. McWilliam seconded. Discussion ensued on the installation process. M. DellaVecchia withdrew his motion to deny the waiver, the second also withdrew his motion.

Motion to approve the waiver for underground utilities subject to the following: pole-mounted utilities are to end at the boundary between the abutting parcels identified as Parcel ID # 114-252-2 and Parcel ID # 127-512-3 (also known as Beaver Pond Estates) at which point the utilities must be located underground made by M. DellaVecchia, C. St. Clair seconded. The motion passed 5-2 with S. Soucy, R. MacNeill, C. St. Clair, M. DellaVecchia, L. Joseph for; P. Brunette, S. McWilliam oppose.

Motion to approve the site plan, subdivision and conditional use permits with the conditions and dates as stated in the revised staff review made by C. St. Clair and finds that the proposal will mitigate the water issue, improve safety with a sidewalk and will add to the tourism industry. M. DellaVecchia seconded. M. DellaVecchia would like the screening to the abutter before construction begins. Plowing was discussed even though the development won't be open in the winter. R. Mora noted the plans should be updated to show sidewalks. Condition to remove snow storage and add depict location of sidewalks pursuant to DOT. Interim Planning Director K. Menici clarified the adjustments made of the dates and conditions. B. Cheney brought up the impact fee and with discussion, was increased to \$69,881.04. All voted in favor.

- 8.IV. PL2023-0029SP, 0030SU; White Oaks Rd; Proposal for residential site plan for 6 multifamily buildings for total of 29 units in on private road

Applicant: Atty John Cronin representing the applicant addressed the board. He gave a brief rundown of the project since the last meeting.

The public hearing opened at 8:27 PM

No one spoke for or against the application. The public hearing closed at 8:28 PM.

Staff review: Interim Planning Director K. Menici noted changes on the staff review. The request is reasonable to staff and DPW. The applicant agrees with the conditions. R. Mora suggested changing the completion date to July 1, 2025.

Motion to approve the site plan and subdivision applications with the revised dates and conditions as stated in the staff review made by R. Mora, finding the proposal is in character with the neighborhood, will serve to benefit the residents of Laconia and those that chose to move into the structures, C. St. Clair seconded. All voted in favor.

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. PL2023-0084SU; 15 Brittany Ln; Proposal to subdivide one lot into four, waiver requested for sidewalk

Motion to accept the application as complete made by M. DellaVecchia, C. St. Clair seconded. All voted in favor.

Applicant: Ray Spinosa, property owner addressed the board. The proposal is to subdivide on lot into

four. The intent is to keep the current owners in the neighborhood. The applicant is requesting a waiver for sidewalks. There is no sidewalk on Brittany Ln and it is a dead end road. The closest sidewalk is on Mass Ave and it is over 600 ft away.

The public hearing opened at 8:37 PM

No one spoke for or against the application. The public hearing closed at 8:37.40 PM.

Staff review: Interim Planning Director K. Menici noted that the proposal meets all the subdivision requirements.

Motion to approve the sidewalk waiver made by M. DellaVecchia, S. Soucy seconded. There was clarification on Paradise Dr being private and Brittany Ln public. R. Mora pointed out that sidewalk would be used in this area and discussion ensued on in lieu payments for sidewalks. The motion failed 4-5 with S. Soucy, R. MacNeill, B. Cheney, M. DellaVecchia for; R. Mora, C. St. Clair, P. Brunette L. Joseph, S. McWilliam oppose.

Motion to approve the subdivision application with the dates and conditions as stated in the staff review and that the proposal would have minimal impact, adheres to the zoning regulations and a suitable use of the land made by S. Soucy, L. Joseph seconded. All voted in favor.

9.II. PL2023-0088SP; 1386 Meredith Center Road, Laconia Christian Academy; Proposal to construct 4104 sf to the existing structure

Motion to accept the application as complete made by M. DellaVecchia, S. McWilliam seconded. All voted in favor.

Applicant: Nick Sceggell and Rick Dupa from Laconia Christine Academy were present. N. Sceggell went over the proposal. This proposal was previously approved but only drainage structure and parking were completed. The applicant will be utilizing that with the addition. The addition will house three classrooms and one meeting room.

The public hearing opened at 8:48 PM

No one spoke for or against the application. The public hearing closed at 8:49.40 PM.

Staff review: Interim Planning Director K. Menici noted the conditions are standard site plan conditions.

Motion to approve the site plan application with the dates and conditions as stated in the staff review made by S. McWilliam, finding that the proposal would have minimal impact, adhere to the zoning regulations and a suitable use of the land. S. Soucy seconded. All voted in favor.

9.III. PL2023-0091SP, 0092CUP (park), 0093CUP(perf zon); 17-19 Bay Street; Proposal to convert the structure to 12 one bedroom apartments with association parking and utilities. Waiver requested for 60% of the impact fee for affordable housingfee

Motion to accept the application as complete made by R. Mora, R. MacNeill seconded. All voted in favor.

Applicant: Carmen Lorenz of Laconia Area Community Land Trust, Kevin Leonard of Northpoint Engineering and Celyn Godbout of Lakes Region Mental Health were present. C. Lorenz showed a brief PowerPoint presentation and a history of the developers. This proposal is intended to help the at risk of homeless population as there is a lack of apartments for very low income. Their goal is to empower folks and to ach economic security. The LACLT has been doing this type of development for 30 years in Laconia and they pay tax on all their properties.

K. Leonard went over the proposal. The property will house 6 parking spots and a conditional use permit for alternate parking is being requested for 6 more on the 193 Court Street lot which is about 100 ft down the street. The lot will have 39% green space, two street trees and foundation plantings. There will be a light in the parking area and snow will be removed. There will also be a fence along the property line and a retaining wall in the rear to keep the parking lush. They will also try to preserve the mature trees around the perimeter. The apartments are efficiency meaning only one tenant. Each tenant will have their own lease. This will be a partnership with Lakes Region Mental Health. The property management will enforce the terms of the lease and if broken, the tenant can be evicted. Two times a week all the buildings in Laconia get an inspection of the exterior and two times a year each apartment gets inspected. The reason for the 6 parking spaces is because not much of the population that will be housed there will have a vehicle. C. Lorenz noted that this building will be similar to the Compass House at 658 Union Ave.

C. Godbout presented a brief overview of Lakes Region Mental Health's part in the proposal. Mon – Fri from 8a – 4p there will be a staff member on site. Each tenant has their own case manager as well. She went over the screening process.

Chair P. Brunette noted since there was a full house that comments will be limited to three minutes and to try not to repeat comments.

The public hearing opened at 9:35 PM

Harry Bean, of Gilford and multiple multifamily units in Laconia. He feels this is a family neighborhood and the proposal will not be a good fit. He asked if the six spots off Court Street will be deeded if the property is ever sold in the future. He objects to the number of units and the limited parking spots. He was a bit confused as he had spoken to two City Officials and was told that the project was not happening and the property would be auctioned off. He was not notified of the public hearing.

Tammy Griffin of 18 Bay Street spoke. She has concerns about the number of people as in the past that was an issue. She showed an 18 page of police report over the last four years. She feels this proposal is putting the neighborhood at risk again. She has objection to the density of the proposal and the type of people that will be living there. She is also worried about the property values decreasing.

Susan Cone asked if this would be section 8 housing. Chair P. Brunette noted that the type of housing is not the Planning Board's jurisdiction. She feels the applicant has misled the board and more than 12 people will be there. She feels it's unfair to those that aren't in the mental health system if this is only for those that are in the system.

Chriss Cass of 37 Bay Street spoke. He understands where everyone is coming from. His concern is the business of the street as it is already basically a one lane street. Cars are parked all over the street. He is concerned with who will be living there as well as how many people will be living there.

Kate Gerissi of Laconia spoke. This proposal will be a significant change since it has been vacant for several years. The street has collective trauma over time. The street is already tight with parking and she has concern about the additional.

Mike Little of 16 Charles Street spoke. He noted the number of waivers the applicant is asking for is a lot compared to other applications. He suggested the board keep in mind that this type of housing is a higher use of the Fire and Police Depts. He also agreed that Bay Street is a busy street and would like to see the streets in the area should be one way.

Gail Ober of Lafayette Street spoke. She suggested a deed for parking on Court Street and something stronger than a condition but more legal binding.

Freeman Toth of Belknap and Merrimack County CAP spoke. He oversees the rental aspects of the program and they have spent \$221,000 for assistance this year. He feels the applicant is invested in the community and is supplying housing that is in desperate need. There has been a lot of thought put into

the plan. He feels that property values will increase.

Don House, President of Belknap House spoke. He feels the area needs more housing. Currently there are 19 people in the Belknap House. He noted that it makes a difference on who is managing properties.

Kathy Bohler of Laconia Housing spoke. They have a lot of people on the waiting list looking for housing with nothing to offer. She understands the neighborhood's concerns but feel this proposal will help.

Belknap House Executive Director spoke. He is in support of the project and wonders why it's an issue with the lack of housing in the area.

Reuben Bassette of LRCD Board spoke. The reputation of the organization is good. If this was proposed in his neighborhood, he would be proud to have it and an improvement to the community.

Nate G feels this project is reasonable for the neighborhood. It is giving the property infrastructure and 12 people the opportunity to live in a stable environment. It is a positive opportunity for Laconia.

Daisy Peirce of Navigating Recover spoke. She feels parking and vehicles will not be an issue as many of the applicants don't have vehicles. Supportive housing is important and feels this will benefit the community.

The public hearing closed at 10:23 PM

Staff review: Interim Planning Director K. Menici went over the report. The board could include as a condition that the applicant have a parking easement. R. Mora asked if the Court Street property will have enough parking with losing some. After discussion it was decided that a variance would be needed as the property currently doesn't have the required amount and losing spaces will make it less conforming. She suggested the application be continued for the applicant to weigh the variance options.

B. Cheney can't vote due to the density. He feels it's too many and suggested only six people and six units.

Motion to continue the application to August 1 for the applicant to look into the variance made by B. Cheney, C. St. Clair seconded. The motion passed 7-2 with S. Soucy, R. Mora, R. MacNeill, B. Cheney, C. St. Clair, L. Joseph, P. Brunette for; S. McWilliam, M. DellaVecchia oppose. C. St. Clair suggested the applicant also bring some documentation with the existing similar project that there has not been issue with the police.

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.

11. NEW BUSINESS

11.I. Request for compliance hearing for 224 Endicott Street East development

Charles Mihle of Sundown Condominium showed a plan of the site and explained the issues. Before the meeting he handed out a packet and started to address it noting that they have been working with the City and State on runoff issues and damages to their property at Sundown. Chair P. Brunette voiced his concern that the board just received the information and asked if the project in question at 224 Endicott had seen the document or had time to review the information submitted to the board. C. Mihle argues

that the applicant already knows they are not in compliance. He also noted that he had met with Interim Director of Planning and Assistant Director of Public Works.

Atty David Plunkett, representing the developer mentioned they had not seen what was submitted. He reminded the board that the project is not done and been in contact with Sundown's attorney and had not been told anything. He brought up an agreement but that hadn't been signed yet. He asked how the applicant can be in noncompliance when the project isn't even done yet.

Chair P. Brunette suggested a compliance hearing be set up for August 1 for both parties to get together.

Mark Granoff, President of Sundown Condominiums brought up the fact that the agreement is the issue it's the washout issue and the damages being caused. Sundown is asking what the City will do about it. He wants to make sure all the work is being done correctly to protect Sundown.

Motion to continue the compliance hearing to August 1 made by R. Mora, C. Cheney seconded. All voted in favor.

11.II. Request for compliance hearing for Lilac Valley development

This was not taken up.

11.III. State School property conceptual project design

This was not taken up.

11.IV. Election of officers

Chair P. Brunette announced that he will no longer be a Laconia resident by the end of the month, therefore he nominated C. St. Clair to take over as Chair. S. McWilliam seconded. All voted in favor.

P. Brunette nominated L. Joseph as Vice chair, B. Cheney seconded. All voted in favor.

P. Brunette nominated M. DellaVecchia as Secretary, S. McWilliam seconded. All voted in favor.

12. OLD BUSINESS

12.I. LRPC representative to replace Stacy Soucy

Motion to appoint S. McWilliam as LRPC representative made by S. Soucy, P. Brunette seconded. All voted in favor.

13. PLANNING DEPT REPORT

14. LIAISON REPORTS

ConCom: S. Soucy brought up that 711 Weirs Blvd was before the commission for concept. She warned the board that steep slopes would be involved and that perhaps a third-party review would be necessary again.

15. OTHER BUSINESS

15.I. General discussion on rules and procedures revisions

Staff will email this to the board for them to review and discuss at the August 1 meeting.

16. ADJOURNMENT

The meeting adjourned at 11:23 PM.

Respectfully,

K. Graham