

Lakes Business Park Commission Minutes – July 21, 2020 3:00 pm

Chair Ed Engler called the meeting to order at 3:04 pm. Other Commissioners present were Gus Benavides, Anthony Ferruolo and Frank Tilton. A quorum was established. Gilford Town Administrator Scott Dunn and Laconia City Manager Scott Myers were in attendance.

Steven Smith and Kevin Morrissette were also present.

F. Tilton moved to accept the minutes of November 12, 2019. **G. Benavides seconded**. Three votes in the affirmative with A. Ferruolo abstaining.

S. Smith reviewed a proposed plan for 351 Hounsell Ave. The plan shows two warehouse units to be constructed in two phases, totaling approximately 9,000 sq. ft. These units are sited toward the rear of the parcel as to leave space for a future “office space” building of approximately 5,000 sq. ft. toward the front of the parcel. S. Smith indicated that the intent was to begin with the first phase unit as soon as approvals were in place.

K. Morrissette stated it was important to get the driveway shaped in as soon as possible as there is a significant incline to it and potential users of the future office space building are having difficulty envisioning access to the site. He stated that the driveway will be paved by November 1, 2021. This lot has a shared driveway by design with the adjacent lot owned by the same entity.

S. Smith and K Morrissette indicated that this development would comply with all LBP covenants and restrictions.

G. Benavides moved to approve the concept plan as submitted with the stipulation that the driveway be paved by November 1, 2021. **F. Tilton seconded**. The motion passed unanimously, 4-0.

Seeing no other business to come before the Commission and without objection, E. Engler declared the meeting adjourned at 3:18 pm.

Minutes prepared by S. Myers.