

**TOWN OF CENTER HARBOR
PLANNING BOARD
AGENDA**

January 04, 2022
6:00 p.m.

PUBLIC HEARING PROPOSED ZONING CHANGES

I. MINUTES:

- Approval of minutes from December 7, 2021

II. PUBLIC HEARING – PROPOSED ZONING CHANGES

Planning Board, per the request of the Building Inspector/Code Enforcement, has proposed changes to Section 5 of the Zoning Ordinances, specifically Section 5:1 Construction Permits. Proposal of changes are attached to this agenda.

III. PERMITS:

- #2972 Murphy 176 Mead Farm Road
- #2973 Moran 404 CH Neck Road
- #2974 White 465 Waukegan Road
- #2975 Kernan 160 DW Highway

IV. OTHER:

- Any additional business to come before the Board.

V. ADJOURNMENT:

****Agenda is subject to change****

CURRENT

SECTION 5. CONSTRUCTION, BUILDINGS, NON-CONFORMING USES AND STRUCTURES

5:1 Construction Permits

5:1:1 A Construction Permit shall be obtained by the owner or the owner's agent from the Selectmen for all construction of which the estimated value of the labor and materials or the change in assessed valuation exceeds one thousand five hundred dollars (\$1,500.00), or any construction or reconstruction of a septic system. Said permits may be granted if the proposed construction is in compliance with all applicable laws, ordinances, and regulations. The Permit shall remain in effect for one (1) year from the date of issue, after which time the Permit shall become null and void unless reapplication is made within thirty (30) days of the date of expiration.

March 2014

If construction is not completed during the life of the Permit, the owner or the owner's agent must apply for renewal. The Permit may be renewed not more than three (3) times for a total maximum life of four (4) years.

The Construction Permit shall be posted in a prominent outside location at the site before the commencement of and during construction.

The owner and general contractor shall be jointly responsible for obtaining the Construction Permit. The property owner may be required to sign the Construction Permit or appoint by letter an agent to act in their behalf, thereby agreeing to all conditions, should the Center Harbor Selectmen deem it advisable.

March 2014

The fee for a Construction Permit and each renewal shall be established by the Selectmen.

March 1998

AMENDMENTS

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March 2014

If construction is not completed during the life of the Permit, the owner or the owner's agent must apply for ~~renewal~~ a new permit. Permit renewal beyond the expiration date will be assessed a fee based on the unfinished percentage remaining on the project. The fee will be calculated based on the current fee schedule at that time. The Permit may be renewed not more than three (3) times for a total maximum life of four (4) years.

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March 1998

APPROVED NOVEMBER 2021 FOR TOWN MEETING

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