

**TOWN OF CENTER HARBOR  
PLANNING BOARD**

**Tuesday, March 1, 2022  
Meeting @ 6 p.m.**

Vice Chair Peter Loudon will be chairing this meeting in the absence of Chair Charles Hanson. Chair calls the meeting to order at 6:00 p.m. Present Selectmen's Rep Bill Ricciardi, Members Kelli Kemery, Mark Hildebrand, David Nelson, Alternate Member Steven Brown, Alan Rilla and Clerk Aimee Manfredi-Sanschagrin. Absent with notice Charles Hanson and Rachel Xavier. **Public Attendance: Shannon Whalen**

**Voting Members: Peter Loudon, Bill Ricciardi, Kelli Kemery, Mark Hildebrand and David Nelson.**

**I. MINUTES:**

Chair asks for a motion on the February 1, 2022 minutes. Mark Hildebrand motions to pass the minutes as read. Seconded by David Nelson. All were in favor of approving the minutes.

**II. PERMITS:**

Board reviewed the permits. Bill Ricciardi made a comment about the permits stating the Board receives copies of the permits as a courtesy but he asks the Board members to carefully review the permits and make note of any questions or concerns they may have about any of the submissions. One of the issues raised by Mr. Ricciardi in the set of permits submitted was for Martin on Permit #2979 item # 8. According to applicant there was confusion over the interpretation of construction vs. alteration in response to "creating additional bedrooms". Clerk and Code will adjust the wording for #8 on the permit application to be clearer.

**III. OTHER:**

**Update Moultonborough PB Koss Construction, LLC**

Mark Hildebrand states the PB Hearing will be on March 9<sup>th</sup> but he did state the ZBA Hearing was held on February 16<sup>th</sup>. (Mark had requested the Clerk provide the set of draft minutes from the ZBA hearing to the Board members for tonight's meeting). The Board had reviewed the ZBA minutes and discussed some of the issues. Mark Hildebrand will be attending the March 9<sup>th</sup> PB Hearing and the March 16<sup>th</sup> ZBA hearing. Mark mentioned there are not many people in Center Harbor that know about this project stressing that we need to start communicating what is going on. Clerk mentions the letter from the Board of Selectmen has been posted on the home page of the Town Website.

Shannon Whalen asks Mark Hildebrand how long he's been attending the meetings. Mark states the last month or so, since the hearings started. Shannon states the Town of Moultonborough knew and it's written in their minutes that they've known about this since February of 2020. Clerk responds no, that reference is for the creation of the district not for the hearing on this development. Shannon mentions that is where she recalls reading that Moultonborough needs to inform the Town of Center Harbor. Clerk responds, they did notice the Town of Center Harbor for regional impact for the PB

hearing for this development which was in November 2021. Clerk explains there are two different things happening in the Town of Moultonborough. One was the creation of the new district which was a zoning change and voted on at Town Meeting back in 2020. Second, is the application for development of land on Bean Road currently before the Moultonborough PB. That application before the PB justified the notification to the Town of Center Harbor for Regional Impact. The Zoning change did not. Regardless of when the PB was made aware of the project, the requirement of Regional Impact notification does not occur until an application is officially submitted to the Board. It was at that time the Town of Center Harbor received the notice of Regional Impact. David Nelson mentions that it is interesting that the minutes reflect this project has been discussed with the previous town planner so it's been going on for quite a while. Mark Hildebrand states, the important thing to mention is that when they established that district in their own meetings, they included how it would be developed and they put in the words "affordable housing" and now it's market price condos. Bill Ricciardi states that it really doesn't matter how they sold or described the development, the issues we can speak to that are of concern are the water, sewer, traffic, beach etc. Mark Hildebrand states one of the PB members at the very end of meeting said they don't need any more 800K condos around here there is a need for workforce housing. Peter Loudon agrees to Bill's point, it's not about the cost of the project it's about the project itself. Bill Ricciardi states his biggest issue is that when they created this district, just as a good neighbor they should have said, "we are creating this district that's right in your backyard and we're planning to do this, we would like your input".

Bill Ricciardi mentions Town Attorney Chris Boldt will be at the next PB Meeting on March 9<sup>th</sup> to officially object to the project. Moultonborough has already received our letter but Chris will be attending and stating our position at that meeting.

### **Survey LRPC**

Mark Hildebrand PB Rep to the LRPC mentions a survey that LRPC sent out regarding housing needs in the Lakes Region. Mark asks for people to please fill it out. Clerk will send the email that contains the survey as well as post the survey on the Town Website Home Page.

### **Increase in Application fees for PB**

PB reviewed a spread sheet that included the surrounding towns application submission fees for comparison to Center Harbor's current fee schedule. Applications such as Subdivision, BLA and NRSPR. After some discussion the Board agreed an increase was warranted what that increase should be will be discussed at the next PB meeting on April 5<sup>th</sup>.

### **Notice of Decisions Posting on Town Website**

Clerk states in reviewing other town websites when researching fee amounts the Clerk noticed that multiple towns not only post their minutes, agendas and case information but also add Notice Of Decision documents for cases that are before the Board. After some discussion the Board agreed this is information that should be on the site but wanted to be sure this would not create any additional work for the Clerk. The Clerk stated whereas she is already uploading documents to the website, one more document would not be an issue but thanks the Board for their consideration of her time.

### **Junkyards RSA 236:125 & RSA 236:123**

Bill Ricciardi discusses a situation that came to the Board of Selectmen's attention by the Chairman of the ZBA. The Selectmen discussed the issue and determined they would like input from the PB. The Clerk provided the State RSA's and the Zoning Ordinance Section 4:4:1 Obnoxious Use for the Board to review. The Board will review the documents and will have discussion regarding their review and what input they would like to supply to the Board of Selectmen during their April 5<sup>th</sup> meeting.

Vice Chair asked Shannon Whalen if there was anything else she would like to add before the Board adjourns. Shannon states she did some online research regarding the Moultonborough project and she said she was troubled by what she was reading stemming all the way back to February of 2020. Shannon states she had read what was available in that time frame then it was quiet for quite a while and now it seems this project has become a big deal and she's upset by it. Shannon attended our meeting because she didn't want to rely on reading minutes, she felt it was important to attend in person to hear for herself what was being discussed.

**\*\*All meetings (unless specifically noticed as "non-public") are open to the public. The Boards try to encourage as much public participation in meetings as possible. All information such as agendas, upcoming cases and meeting minutes can be found on the town website on the specific Boards page. Anyone wanting more information or looking to get more involved, should contact the Town Office for more information. \*\***

### **IV. ADJOURNMENT:**

Chair adjourns the meeting at 6:47 Next meeting scheduled for April 5, 2022 at 6 p.m.