

TOWN OF CENTER HARBOR
PLANNING BOARD

Tuesday, February 7, 2023

Meeting @ 6 p.m.

Chair Charles Hanson called the meeting to order at 6:00 p.m. Present, Vice Chair Peter Loudon, Selectmen's Rep Bill Ricciardi, Members: Mark Hildebrand, David Nelson, Rachel Xavier, Alternate Members: Alan Rilla and Steven Brown and Clerk Linda D'Auria. Absent with notice Kelli Kemery. Steven Brown was appointed a voting member for tonight's business.

Voting Members:

- *Charles Hanson, Peter Loudon, Bill Ricciardi, Mark Hildebrand, David Nelson, Rachel Xavier and Steven Brown.*

Public Attendance: Paul Nardone, Eric Salovitch of Northam Survey, Michael and Martha Hathaway and Mike Latulippe.

MINUTES: Peter Loudon made a motion to accept the January 3, 2023 minutes with one correction. Bill Ricciardi seconded the motion. All were in favor.

PERMITS: There were no questions or comments on the permits received this month.

HEARINGS: Continued **Amended Non-Residential Site Plan Review for Case #2022-1208.A** - Coe Winners, LLC.

As prearranged, Chair phoned David Harrington, of Coe Winners, LLC and put the call on speaker to complete this case which went before the Zoning Board of Adjustment January 9, 2023 for an *Amendment to a Special Exception* to increase the seating from 150 seats to 250 seats. This case was **Granted** at that meeting.

Chair Hanson clarified that Mr. Harrington has supplied all the documentation as to what will be done inside and out to complete submitted plans. Chair mentioned he has talked with the Fire Chief as well and it looks like we are all on the same page as far as what needs to be done architecturally and from a fire safety standpoint.

A motion to was made by Peter Loudon to accept **Case 2022-10.9 A Coe Winners, LLC**, application as complete. Bill Ricciardi seconded the motion; all were in favor.

A second motion to was made by Chair Hanson to accept **Case 2022-10.9 A Coe Winners, LLC**, application to include all seating capacity to 250 seats, inside and out. Steven Brown seconded the motion; all were in favor.

- Case 2022 1229.A - Boundary Line adjustment. 53 Bay Dr. Center Harbor, owned by Jacob Leaman, III. Eric Salovitch of Northam Survey supplied a letter stating he was to represent them in this case, as the owners live in Connecticut.

Eric showed the layout of the lots on the presentation board and explained that the Leamans are in the early stages of redeveloping the property to make it more conforming. . The separate lot across the private road from the property (Map 101 Lot 025) is where the proposed septic system will be put in.

They opted to purchase a piece of the private road on Bay Drive in order to run a pipe to a new septic system which will be going in on the lot, currently across the street.

All the rights of way will remain the same for all the other owners on Bay Drive and this section are at the very end of the road. There should be no public traffic as it is at the end of the road, and it will not restrict any foot traffic, it is strictly to merge the two lots so that a pipe may be run to the new leach field. Eric had a map of the proposed septic system which will be built at some time in the future. Both lots may be merged into one lot since the smaller lot is not large enough to build on.

Mike Latulippe joined the meeting during the presentation. He is the current owner of the piece of land and was in favor of this application as they are moving in the direction to having the properties as being more conforming.

Direct abutters (Michael and Martha Hathaway) commented that they also have a septic system across the road from their property as proposed by this application. They stated they have a similar set up and use a pump system for the septic.

Chair made a motion to accept **Case 2022 1229.A** Boundary Line adjustment application as complete. Bill Ricciardi seconded the motion; all were in favor.

Peter Loudon made a motion **to accept the proposed Boundary Line Adjustment.** Steven Brown seconded the motion; all were in favor.

OTHER :

Mark Hildebrand shared with the board some of his notes on the Proposed Development Project for Koss Construction, LLC. More information on this project can be found on the main page of The Town of Moultonborough website.

News and Announcements.

Adjournment:

- Chair adjourns the meeting at 6:45 p.m.
- Next meeting scheduled for March 7, 2023 at 6 p.m.

Respectfully submitted:

Linda D'Auria, Clerk