

**TOWN OF CENTER HARBOR  
PLANNING BOARD**

**Tuesday, June 6, 2023  
Meeting @ 6 p.m.**

Chair Charley Hanson called the meeting to order at 6:00 p.m. Present: Selectmen's Rep Bill Ricciardi, Members Mark Hildebrand, David Nelson, Alternate Member Steven Brown, Alan Rilla and Clerk Linda D'Auria and New Planning and Zoning Administrative Assistant Helen Altavesta Absent with notice: Vice Chair Peter Loudon, Secretary/Member Rachel Xavier, Member Kelli Kemery.

**Public Attendance: Bill Doucette, Mario Focareto, Hess Engineering and Construction for Paul and Heidi Luscher, Paul Luscher owner of 135 DW HWY, LLC, Heidi Luscher, Attorney Jeremy Eggleton for Lorna Fenenbock Trustee, Stan Soucy, and John Ludwick.**

**Voting Members: Charles Hanson, Bill Ricciardi, Mark Hildebrand, David Nelson, Steve Brown and Alan Rilla.**

**I. MINUTES:**

Chair asks for a motion on the May 2, 2023 minutes. David Nelson motions to approve the minutes. Seconded by Steven Brown. All were in favor of approving the minutes.

**II. PERMITS:**

No questions or comments on the permits.

**III. PUBLIC HEARING – NRSPR (135 DW HWY, LLC, Paul Luscher) 135 Daniel Webster Highway Center Harbor New Hampshire Map 220 Lot 032 CASE 2023-2023.05.18A**

Chair asks for applicants to introduce themselves and let the Board know what they are looking to do. Mario Focareto from Hess Engineering and Construction presented the plan for 135 DW Hwy. He states that the owner is here for a change of use Permit for 135 DW Hwy known as Map 220 Lot 032. The existing condition of the property had a trailer/mobile home on it, which has been abandoned for some time. What the owners propose for the property is a light manufacturing facility (Powder-coating Facility). The existing property has a well and septic system already on the property. There is no evidence that either of the two have failed but the Luscher's already have a permit for a new septic system (300 Gallon per day) if needed. The existing well will be used for the water source for the building. The proposed lot coverage is 28% which is under the maximum of 30% allowed for this zone. The entrance to the building will stay the same and the paved area 360 degrees around the building with two bays and an office. Charley Hanson asked the owners about traffic. Paul Luscher explained his business is 95% for his own business and only has two employees for the use of the septic system. There would be some sand blasting but there is no water used during the process and the noise would be from fork lift because they do use propane powered fork-lifts for moving equipment. The owner showed the photo of the Facility which was a country style building.

The Chair opened the floor to the public and the Abutter John Ludwick was in favor of the project. The Chair closes public input. The Chair asks for a motion that the application is complete.

**Motion to accept the application: Bill Ricciardi motions to accept the application as complete. Seconded by Steven Brown. All were in favor.**

**Motion to approve the plan as presented: Bill Ricciardi motions to accept the plan as presented. Seconded by David Nelson. All were in favor.**  
There is a 30-day appeal period.

**IV. PUBLIC HEARING – Boundary Line Adjustment between Lorna Fenenbock Trust & LC Center Harbor, Inc. Map 230-004-000 & 229-0001-000 CASE 2023-2023.05.18-B**

Chair states the boundary line adjustment Map 230 Lot 004 and asks Jeremy D. Eggleton to state his name. Jeremy D. Eggleton is an attorney and represents Lorna Fenenbock. He is here to correct a problem that came up when the property owner went to sell her house last spring. During the process the engineer noticed that the boundary line went through her House. The house was always in this location and also the same for the prior property owner. LC Center Harbor, Inc agrees to the new boundary lines with no monetary considerations as long as Lorna Fenenbock pays all the cost of surveying the land and any cost to clear up any future title issues this would have caused. Attorney Eggleton presented the new boundary lines on the plan. There was an increase of acreage but there is a letter of assent from LC Center Harbor approving the new lot line adjustment. Chair asked If the changes to the Deed will be crystal clear in the future for this property. The attorney said that was the plan to clear up any Title issues for the two properties for future sale. The Board thought the request was reasonable.

**Motion to accept the application: Steven Brown motions to accept the application as complete. Seconded by Alan Rilla. All were in favor.** Chair asks if there is any further discussion, hearing none. Again, hearing none Chair asks for a motion to approve the request.

**Motion: Bill Ricciardi motions to approve the Boundary line plan as presented. Steve Brown seconded. All were in favor.**

There is a 30-day appeal period.

**V. OTHER:**

**Evaluation of Wetlands map for 10 Mayo Shore Lane. Wein-Map/Lot: 104-016:**

Request from the Zoning Board to accept the map as presented. The property owners want to move the septic back from Lake Waukewan and also some site work but in the meantime, they had a licensed wetland survey done showing wetlands. The town maps don't show Wetlands. The Zoning Board wants the Planning Board to approve the new wetland Delineation Map. Chair wants someone to accept this map for this lot, so we can update our Town map. Then it will be in our Sec.10 for this lot and then it will let the Zoning Board give them a variance if the Board elects to and it will be tied to this map.

**Motion: Steven Brown motions to accept the map as presented. Seconded by Bill Riccardi. Chair asks if there are any other questions by Board members hearing none. Chair asks if all are in favor of Map as presented. Vote was unanimous.**

**Discussion on the Kline's Mylars (Two Boundary Line Adjustments) Case# 2020-0505 & 2023-03.16: B**

The board reviewed the plans and the Chair asked for a motion for the chairman and secretary to be able to sign the Mylars as reviewed by the board.

**Motion: Bill Ricciardi motions to allow the Chair Charley Hanson and Secretary Rachel Xavier to sign the two Kline Mylar maps as presented. Seconded by Steven Brown. Chair asks if there are any other questions by Board members hearing none. Chair asks if all are in favor of signing the maps as presented. Vote was unanimous**

**VI. ADJOURNMENT:**

Chair adjourns the meeting at 6:53 p.m. Next meeting is scheduled for July 18, 2023 at 6 p.m.

**\*\*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. \*\***