

**TOWN OF CENTER HARBOR  
PLANNING BOARD**

**Tuesday, August 1, 2023  
Meeting @ 6 p.m.**

Chair Charley Hanson called the meeting to order at 6:00 p.m. Present: Selectmen's Rep Bill Ricciardi, Vice Chair Pete Louden, Secretary Rachel Xavier, Members David Nelson, Member Alan Rilla and Clerk Helen Altavesta. Absent with notice: Kelli Kemery, Mark Hildebrand and Steven Brown.

**Public Attendance: William Harper, Deidra Gagne, Wes Hays of NorthStar Contractors LLC**

**Voting Members: Charles Hanson, Pete Louden, Bill Ricciardi, Rachel Xavier, David Nelson and Alan Rilla.**

**I. MINUTES:**

Chair asks for a motion on the July 18, 2023 minutes. Pete Louden motions to accept the minutes as read. Seconded by Bill Ricciardi All were in favor of approving the minutes.

**II. PUBLIC HEARING: No public hearings**

**III. PERMITS:**

Chair asks if there are any concerns or questions on permits. Bill Ricciardi requested that all the permits must be legible. Chair mentioned that it should be addressed in the Selectmen's meeting with Bill Doucette, your code enforcement officer. Bill Ricciardi said he would bring it up in their next meeting.

**IV. OTHER BUSINESS:**

**First order of business.** Chair introduces Wes Hays who is working for the Wein's. The Weins had originally presented a map to the Zoning Board and because it was different from the Town map it had to be approved by the Planning Board. The Planning Board has already approved the original map on June 6, 2023 for 10 Mayo Shores Drive Map 104 lot 016. The Weins wanted a more detailed map and if you review the two maps, they are very similar. Wes Hays explained that the first plan was done with a roller and the second one was done by an artist's paint brush. Chair would like someone to consider making a motion accepting the new map over the prior map as it is more accurate.

**Motion to accept the new map as presented. Rachel Xavier motioned to approve the wetlands delineation map from a certified wetland scientist revised July 8, 2023 to take place of the first approved map. Second by Pete Louden. All were in favor.**

**Second order of business.** William Harper attended to ask questions about the 30-day waiting period on his granted Boundary Line Adjustment. The Boundary Line Adjustment was approved at the last Planning Board meeting on July 18, 2023. The Chair explained that it was the Town's Planning Board policy to wait the 30 days in case of an appeal. The Chair said that the Mylar would be registered on August 17, 2023.

Discussions between the board regarding the 30-Day appeal period. Chair asked if there was any other business tonight. Bill Ricciardi asked about Mitchell's property regarding the office structure that was not on the site plan. The chair explained that Bill Doucette and himself talked about the concerns they had on this property. Bill Doucette followed up with Mr. Mitchell. The structure is a temporary office until they finish their shop out back where the office will be located. Bill made a judgment call on the temporary office building and he will give them a short period of time (six months was decided upon). Bill will revisit the property if the structure is not removed by then. Discussion on the distance of the tractors and without measuring the board felt it was far enough back from the road.

**V. ADJOURNMENT:**

Chair adjourns the meeting at 6:18 p.m. Next meeting is scheduled for September 5, 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. \*\*