

**TOWN OF CENTER HARBOR
PLANNING BOARD**

**Tuesday, September 5, 2023
Meeting @ 6 p.m.**

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

Voting Members: Charley Hanson, Pete Loudon, Bill Ricciardi, David Nelson. Steven Brown and Alan Rilla.

I. ANNOUNCEMENTS

Chair announces the Volunteer gathering is next Wednesday September 13th at Poggio's from 6:00 to 7:30 for all Volunteers and guest. The chair encourages everyone to join in, is a good time and a good opportunity to meet all town volunteers from other boards.

Construction has begun on Kline Road project. Bill Doucette is going by weekly.

II. MINUTES:

Chair asks for a motion on the amended minutes for July 18, 2023. Pete Loudon motions to approve the minutes as read. Seconded by Steven Brown-All were in favor of approving the amended minutes.

Chair asks for a motion on the for August 1,2023 minutes. Peter Loudon motions to approve the minutes as read. Seconded by Steven Brown-All were in favor of approving the minutes.

III. PUBLIC HEARING:

No public hearings

IV. PERMITS:

Chair asks if there are any concerns or questions on permits. Bill Ricciardi discussed again about the building permits not always clear on the fee charges and also incomplete applications. Bill Doucette works for the Town and has to enforce the rules. The Planning Board receives the construction permits as a courtesy. Helen Altavesta will also make sure before giving permits that all information on application is complete and accurate.

V. OTHER BUSINESS:

The Chair is going to discuss both order of business at the same time as the chair is going to take the same approach. There is a lot of detail regarding these two changes. The Junk Yard is an addition to the ordinance and Chapter 10 is more adding and editing the existing chapter. But it still needs to be reviewed in detail. The Chair proposed we have two subcommittees. Especially The Junk Yard as it adding to the ordinance. I would like the committee to take a deep dive and see.

- A) Do we even need such an ordinance?
 - B.) What are the existing tools we already have?
 - C) If we feel we need something like this, is it the right approach?
- Then come back to the board with a recommendation.

The Chair would also like to do a similar approach with the water resource changes. Discussion on the two sub committees and if everyone agrees.

Discussion on Junk yards and how the State already has a Statue which already has an enforcement on Junk yards. The State has regulations with permits needed, background checks and fences around the property. That is regards to a Junk yard not a junkie yard. The town has been looking into this for about two years. The questions are do we want the town to enforce it or leave it to the State. It needs more evaluation to see what is needed Discussion on how this subject is tricky as we live in a Live Free or Die State. The committee wants to take the time to research out of respect of the property owner that brought this to the Board, some people might not agree with it but we need to give our time and recommendation. Discussion on if we need to have another meeting this month or just wait until our next meeting. The Chair proposed and everyone agrees to meet in their sub committees and return with their recommendations to the full Planning Board by the next meeting on October 3,2023.

First order of business Proposed ordinance changes and additions to Section 7 Racing of the Zoning Ordinance.

Subcommittee assigned is Selectmen Bill Ricciardi, alternate members Steven Brown and Alan Rilla

Second order of business: Suggested revision to Chapter 10 Center Harbor Water Resources Conservation Overlay District (WRCOD) of the Zoning Ordinance.

Subcommittee assigned is Chair Charley Hanson and member David Nelson.

VI. ADJOURNMENT:

Chair adjourns the meeting at 6:29 p.m. Next meeting is scheduled for October 3, 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. **