

TOWN OF CENTER HARBOR
PLANNING BOARD
Amended Minutes 8-31-23 for
Tuesday, July 18, 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, Kelli Kemery Alternate Member Alan Rilla and Clerk Helen Altavesta. Absent without notice: Member Mark Hildebrand and Absent with notice Steve Brown.

Public Attendance: William Harper, Jim Ambrose, Deidra Gagne, Bernie Volz, Dan Harris, Craig Baker and Thomas Selling

Voting Members: Charles Hanson, Bill Ricciardi, Rachel Xavier, Kelli Kemery, David Nelson and Alan Rilla.

I. MINUTES:

Chair asks for a motion on the June 6, 2023 minutes Pete Louden motions to approve the minutes. Seconded by Bill Riccardi All were in favor of approving the minutes.

II. PUBLIC HEARING – Boundary Line Adjustment Map 227 Lot 006 & Lot 007 between (Richard F. & Kathryn M. Corso and Bernard Bruce Willwerth CASE 2023.0614-A

Chair mentioned that he would be opening the hearing for both as they are related and discussing first the boundary line and then the Site plan. James Hambrook Land Surveyor from Sandwich is representing Corso and Willwerth for their proposal of Boundary line adjustment. These lots are located on RT. 3 Daniel Webster Highway just beyond the Mug. Bruce Willwerth owns the Volkswagen dealership with a parcel of 25 acres and Rich Corso has the building next shore which has 26,400.00 square feet. The proposal is to convey 1045 square feet from the Willwerth property to the Corso property resulting in Corso now having 27,448.00 square feet and the Willwerth having basically no depreciative change in the land. The application has two waivers. The first waiver for boundary lines survey on the Willwerth parcel does not impact the functional use of the property. The second waiver for the setback lines request does not impact the building setback requirements for either lot because the land was just surveyed for the dimensions to the buildings. The Chair asked if there were any questions from the board. David Nelson asked what it would be used for and James informed him it would be for parking which will come up in the site plan. The Chair opened the floor to the public for questions. Bernie Volz asked what is the width that is left for access to lot 7. James Hambrook answered that the access to Lot 7 isn't in this area and that the land is just a strip of land. The land is presently an embankment. The Chair closes public input. The Chair asks for a motion for the waiver request.

Motion to approve the two waivers requests as presented 7.3 & 8.6 boundary survey/lot lines for lot 7 and 8.3 setback lines. Motion by Pete Louden seconded by David Nelson. All were in favor.

Motion to accept the application. Pete Louden motions to accept the application as complete. Seconded by Bill Ricciardi. All were in favor.

Motion to approve Boundary line as requested. Rachel Xavier motioned Seconded by Peter Louden. All were in favor.

There is a 30-day appeal period.

III. PUBLIC HEARING –Non-Residential Development Site Plan Review Map 227-006-000 CASE 2023.0614-B

Chair states the next hearing is for William Harper and he wants to put his towing business at this location. James Hambrook displayed the site Plan for Lot 6. Bill Harper of Harper towing is proposing to run his business out of this building. The current use for this property is a motor shop and machine work. It has a second floor where the current owner has his office and apartment space. The front of the original house was a dentist office. The building itself is 4595 square feet. The proposal is for Bill to operate his business Harpers Towing on the bottom floor with an office space and live on the second floor. In this proposal Bill wants to do a short-term vehicle storage, pull a vehicle in, have the insurance company appraise it, then remove the vehicle. In the proposal he plans on having a concrete slab with a pitch to the middle in the event that any remains of liquids would leak out. The business is showing four parking spaces with a big garage door. A gravel drive is proposed in the back of the building for the parking of his three trucks and a trailer. (Roll back truck, Twin Line truck, Ramp truck with multiple bodies and an enclosed trailer) Bill is also proposing canister lights and a sign. The setback for the gravel driveway is a 14 Ft setback and the town requires 10 ft. Bill does not own the property, he is waiting on the approval of the Boundary line adjustment then he plans to purchase for the business. The overflow of vehicles when busy will be kept at another storage lot that he is currently using. The business covers 30 miles both ways on highway 93 from exit 23, Meredith, Center Harbor and local law enforcement. It's not an impound lot but will take unregistered vehicles overnight. The towns have their own impound lot. The chair opened the floor to the public. Bernie Volz mentioned the setbacks. The driveway is 14, the setbacks are 10 for driveways. Discussion on how far away from the wetlands. The setback is enough for the driveway and nothing is being done with the house. Craig Baker mentions that Bill is very conscious of his properties and it would be a good addition to this property. Dan Harris would agree that Bill keeps his properties and cars immaculate and has no concerns. The Chair ends questioning.

Motion to accept the application: Bill Ricciardi motions to accept the application as complete. Seconded by Kelli Kemery. All were in favor.

Motion to approve the plan as presented. Pete Louden motions to accept the plan as presented. Seconded by Kelli Kemery. All were in favor.

IV. PERMITS:

Chair asks if there are any concerns or questions on permits. Bill Riccardi had commented on indecipherable text on a recent application #3107. The Planning Zoning office will make sure that any upcoming permits are legible.

V. OTHER BUSINESS:

Bill Riccardi notified the Board that the library is thinking about putting an outdoor reading area close to the park. Discussion that they are municipal and they are not mandated by the ordinance.

First order of business. Tiny homes on wheel-ABNB Discussion on it and asked Alan Rilla to research and mentioned that Meredith has an ordinance on this. Review and continue at the September PB meeting.

Second order of business. Bernie forwarded a letter regarding another wetland's delineation case Re: Cargile/Johnson, TML 101-021, 6 West Bay Circle from the ZBA Special Exception Case 2023-0622-A. to the planning board to consider.

Motion to accept the new map. Pete Louden motioned to approve the wetlands delineation map from a certified wetland scientist. Second by Bill Ricciardi. All were in favor.

Bill Riccardi asked about how many years these maps are updated. It is every 5 years but Helen in the Planning Zoning office is going to check regarding our contract with the mappers if we can do them yearly like the other map changes.

Third order of business. Requesting applicants to submit plans electronically in a certain format (vector format) for better viewing, zooming in and out, along with the paper copies. The Board was in-agreement to let Charlie and Helen work together to come up with an updated checklist for the application.

Fourth order of business. Proposed from Bernie Volz ordinance changes and additions for "Junk yards" basically to reference RSAs and mostly follow the Meredith model they use. There was some discussion, but because it was just received, the Planning Board wanted to review paperwork and continue on September PB meeting.

Fifth order of business. Thomas Selling Engineering was asked by Police Chief Mark Chase to prepare an engineering services proposal to seek an amendment to the existing Solid Waste Management Facility. The proposed amendment to the permit is to operate a municipal shooting range adjacent to the former landfill on the 12 ½ acre property along Keyser Road. Thomas showed the proposed plan and the location of the 6-8' high berm and gravel parking area. The town has to seek an amendment to the existing permit as it is in a proximity to a landfill which is regulated by DES. This is called a type 1 modification to the solid waste management permit. The town will be the second town in New Hampshire to apply for this permit along with Newport being the first.

Thomas doesn't consider a lot of work needed. A day or two for Jeff Haines to use Fill for the Berm and for the Chief to set up Easels for the shooting Targets. Thomas also plans to abide by the EPA manual of Best Management Practices for Lead at Outdoor shooting Ranges. Discussion about future opening up to the State police or public. The Chief plans on using it for his employees for training. Presently when the employees need to train, they are spending at least ½ a day driving to overly crowded shooting ranges in the area. Discussion on the concern of the Abutter and the noise. The Selectmen did send out Abutters notices back in December 2022 and have received a positive written response back. The proposal to the Selectmen would be the cost of the surveyor, engineering services, wetlands, permit application. If the town wants to have it done formally and abide by the town process, they will first need to apply for Special Exception 8.1 change of use with the Zoning Board and then come to the Planning Board. This would be the process if the town decides to but they are municipal and they are not mandated by the ordinance

Sixth order of business. Maureen Criasia sent changes/revisions/edits to chapter 10 of the Zoning Ordinance (WRCOD) Zoning proposal for water section 10. The Planning Board asked to review and continue on September's PB meeting.

Seventh order of business. The updated Wein maps were resubmitted to take the place of the old approved delineation map. It is a more detailed map. The Planning Board would rule on it in August once they have applied for the Special Exception with the Zoning Board and they have reviewed.

Bernie Volz had a question on the Town GIS map that had a road on it but there is no road. Discussion about once a road always a road. More research is needed

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: Pete Loudon motions to allow the Chair Charley Hanson and Secretary Rachel Xavier to sign the maps 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 signing the maps as presented. Vote was unanimous

VI. ADJOURNMENT:

Chair adjourns the meeting at 7:32 p.m. Next meeting is scheduled for August 1, 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. **