

TOWN OF CENTER HARBOR  
PLANNING BOARD  
Meeting  
Tuesday, November 3, 2015

Chairman Charles Hanson called the hearing to order at 7:00 p.m. Present were Selectmen's Representative Harry Viens, David Reilly, Peter Loudon, Jackie Baker, Kelli Kemery, Bill Ricciardi, and Clerk Aimee Manfredi-Sanschagrinn.

Chairman and Secretary sign the Mylar and hard copy plans for Jim and Angela Bascom. The Mylar for Fairway Heights Road is also signed. Received a call from the Registry of Deeds that on the original Mylar that had been submitted for this property information was missing and markings needed to be removed. Carl Johnson submitted a new Mylar to the Town modifying the items requested by the Registry of Deeds. Both Mylar's scheduled to be recorded on November 6, 2015.

Chairman discusses the PB policy as it pertains to the signing of Mylar's. The PB policy states that no Mylar's shall be recorded until the thirty-first (31<sup>st</sup>) day after any decision of the Planning Board has been filed and first becomes available for public inspection. The Policy also states that the Planning Board will only sign Mylar's at a final hearing or continued final hearing. Chairman states we did not handle the last hearing that came before the Board that way but we will be doing so in the future. The PB Clerk will be drafting the current PB policies into an electronic format and sending to the Board for review. Board will modify or re-affirm the policies.

**I. MINUTES:**

Peter Loudon motioned to accept the minutes of October 6, 2015 seconded by David Reilly. All were in favor, minutes pass unanimously.

**II. REVIEW OF COMPLETE ONLINE SHAPEFILES FOR SECTION 10 WRCOD**

Chairman refreshes the Board that this exercise was to apply the text portion of the Ordinance to the online files having the ability to add setback for specific water features. The Board will use the tool to determine what, if any, impact the proposed Ordinance would have on properties in Town.

Board goes through and reviews certain properties in Town applying set back information for water features on the parcels. Based on the review, it appeared the proposed Ordinance would provide more flexibility to the properties than our current Ordinance.

Chairman, the question becomes we have this proposed Ordinance so we have to decide what we want to do because we have time considerations. Chairman asks the Clerk for those dates, Clerk responds the last date in which to post and publish notice for the first public hearing would be Thursday January 7, 2016 and states we need a 10 day notification prior to that date which would be December 28<sup>th</sup>.

Chairman, if we want to take this to Town Meeting, the Board has to decide and take a vote to bring this proposal to Town Meeting and have a public hearing. Peter Loudon asks if there is any reason we shouldn't take this to Town Meeting. Chairman responds that we did have questions based on the impact to properties in Town and we decided to use this tool to answer some of those questions, which the tool appears to have assisted us in determining whether or not there would be impact. Chairman suggest we revisit the verbiage because it is extensive and we can do that at the next meeting. We will make the next meeting a regular meeting in the event someone would like to make a motion. If we need more time we will have one more meeting in December.

Bill Ricciardi asks if the exercise the PB just went through with viewing the online files would be something that is done at Town Meeting. Chairman responds no we would have a public hearing and at the public hearing is where we could show the online maps and be able to speak to any potential impact.

Chairman, we would have a public hearing on this and get their input. We need to check if we can make any changes during the hearing. Clerk will verify if proposals can be changed during the first hearing. Chairman, if we decide to move forward after reviewing the verbiage during our next meeting we should try to notice for the public hearing by mid-December for an early January hearing. Chairman continues, this way if we need to continue to a second hearing we have enough of a buffer to do so before the next deadline.

Chairman adjourned the meeting at 8:15 p.m. next meeting scheduled for November 17, 2015 @ 7 p.m.

**OTHER BUSINESS**

The Chairman adjourned the meeting at 8:15 p.m. Work session scheduled for November 17, 2015 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin