

TOWN OF CENTER HARBOR
PLANNING BOARD
Meeting
Tuesday, September 6, 2016

The Chairman called the meeting to order at 7 p.m. Board members present, Chairman Charles Hanson, Selectmen's Representative Harry Viens, Peter Loudon, David Reilly, Jackie Baker, Kelli Kemery, Bob Coppo and Clerk Aimee Manfredi-Sanschagrin. Bill Ricciardi absent with notice.

I. **MINUTES:** Peter Loudon motioned to accept the minutes of August 2, 2016. Seconded by David Reilly. All were in favor.

II. **OTHER:**

Policy review and OEP Document: David Reilly identifies a change to be made to page 6 of the working document. Item 1 under Join Meetings and Hearings. Historic District needs to be changed to Heritage Commission and the "Building Code Board of Appeals" needs to be removed. Clerk will make the changes.

Chairman discusses the potential drawback of combining our Process and Procedure and Planning Board (PB) Policy documents. If they are combined, in order to change any PB Policies a public hearing would be required. It is recommended that the documents be kept separate. PB agreed to keep the documents separate, Clerk will modify and submit both documents back to the Board for review.

Permits: Board reviews permits on questions or comments. Chairman updates the Board that Ken Ballance has encountered some issues with the Water Resource Ordinance with a few properties in Town. The suggestion was made to have Ken attend the next PB to discuss these issues in order for the Board to decide if any amendments to Section 10 are required. The current process would be, if a property owners land is rendered unusable or if the land becomes too restrictive to allow for required setbacks, a construction permit would be denied and applicant/owner would need to request a variance from the ZBA.

Ambrose: Chairman, Aimee and I have discussed this at length and have also received assistance from Town Attorney and NH DRA department on how we should proceed and now I would like to get input from the Board. This is not a special hearing, essentially it is a Site Plan Review but for a 155E permit. Aimee is provided the ordinance for all of the items that need to be addressed, what we would like to do is send Bob Ambrose a letter outlining the process for Site Plan Review for a 155E permit. Clerk provided a sample letter to the Board for review, Board agreed to send the letter along with all the pertinent documents for filing a Site Plan for 155E permitting.

Heritage Commission: Chairman updates the Board on an email received from Karen Ponton regarding a meeting the Heritage Commission will be holding on September 15th at 4:30. Chairman asks David Reilly who is also member of the Heritage Commission to speak to the details of their upcoming meeting. David starts by stating what the commission has been tasked with stemming from the Select Boards direction. David continues, during this exercise they determined the historic dwellings accounted for in Town were low and that there were many more that should be looked at. During their research the Heritage Commission found there were many more properties that would qualify, we also asked the question well what about neighborhoods. Another words, you go to some neighborhoods and you see lots of old houses and given the work we have encountered with this relatively small commission with the old Town House, we just haven't really had a chance to get to those so during a discussion someone came up with the idea to request some assistance from the State. The State recently started a pilot project that in order for them to look at our Town, we had to agree, and we told them we did, that we had to go to a number of meetings and training sessions with an architectural historian. In turn, the documents would be produced which would show a better sense of the Town itself, and that the federal government would pay for it through the State of NH so to us it was a no brainer.

Chairman: What is the downside?

David Reilly: There really isn't much that I can see.

Chairman: So when the Town House was placed on the historic register, didn't that make it so that the building cannot be relocated?

Harry Viens: Yes, it was the State that was snuck in there, we were not aware of that until Kim announced it.

Chairman: So I guess my question is, what other unintended consequences are there when you start doing stuff like this.

Harry Viens: My concern would be when you select an area where there are a bunch of houses, effectively is that a back way of establishing a historic district removing the ability of the home owner to do as they wish with their property?

David Reilly: I sure hope not, that is why I made the comment on getting that corrected in the document for the PB from Historic Commission to Heritage Commission.

Harry Viens: The inventory makes a lot of sense just so what we know what is there because so much of the history of this Town has been torn down or burned, but I think we have to be very careful that we somehow don't accidentally create a level of protection that messes up the land owners ability to use their property.

David Reilly: I think everyone on that commission understands that.

Harry Viens: We just need to make sure we are reading the fine print on this situation.

Charles Hanson: Usually there are strings attached with stuff like this.

Kelli Kemery: something similar happened at the college. We had one professor who was very proactive about wanting one of the dorms on the historic registration and then once that happened there were these other buildings that they wanted which put us in a situation where we didn't have any control over our own property. Kelli asks if the Town House is on the State Registry.

David Reilly: Yes it is on there and has opened some doors for us.

Chairman: If you want to learn more about this you can attend the meeting the Heritage Commission is having on the 15th at 4:30.

The Chairman adjourned the meeting at 7:37 p.m. Next meeting scheduled for October 4, 2016 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.