

TOWN OF CENTER HARBOR
PLANNING BOARD
Meeting
Tuesday, August 7, 2018
7 p.m.

Chairman Charles Hanson called the meeting to order at 7:00 p.m. Board members present, Vice Chairman Peter Loudon, Selectmen's Rep Harry Viens, Secretary Bill Ricciardi, David Reilly, Kelli Kemery, Mark Hildebrand, Winnifred Boynton and Clerk Aimee Manfredi-Sanschagrin. Absent was Bob Coppo.

Voting Members: Charles Hanson, Peter Loudon, Harry Viens, David Reilly, Bill Ricciardi, Kelli Kemery, Mark Hildebrand

I. **MINUTES:** Peter Loudon motioned to accept the July 10, 2018, minutes. It was seconded by Bill Ricciardi. All were in favor.

II. **PERMITS**
Board reviewed the permits issued in July.

III. **OTHER**

Informal Discussion – Elliott Berkowitz/converting existing structures into condominiums

Chairman states Mr. Berkowitz is the person who bought the distressed Music Festival property, merged some lots to make them larger more conforming lots which is the last business the PB had with Mr. Berkowitz. This evening he would like to discuss his desire to convert into condominiums, some of the buildings that are on the property.

Elliott Berkowitz provides the Board with a summary stating he bought the property in 2012 and it seems the Musical Festival was not active in maintaining the property so there was some substantial damage to the roof and water damage to the flooring. Once the building was stabilized we realized there was a 20 lot subdivision which we merged into 9 lots.

Mr. Berkowitz provides a map that was generated from NHEC. Mr. Berkowitz states he needed to upgrade the buried electrical, NHEC would not allow him to use what was existing because it was not buried in PVC so Mr. Berkowitz went ahead and brought the electrical up to NHEC standards. There are 3 lots remaining for sale, he sold the main building parcel to Mark Haines and two vacant lots were sold, one to Mr. Sharp and the other to Mr. Tall. The field can never be built upon per restrictions in the deed, that area is to remain open space for the view shed of back parcels.

Mr. Berkowitz is proposing to convert the barn into 4 units plus the stone cottage in the back making another unit totaling 5. The two other buildings, convert into 2 units each and the smallest building needs to come down completely it's suffered too much damage and Mr. Berkowitz would like to rebuild a new structure with 4 units. Chairman asks if the building to be demolished would be rebuilt on same foot print. Mr. Berkowitz responds no it would be expanded.

Access to the properties in question comes off of College Rd to Red Hill Farm Road to Barn Road. Mr. Berkowitz states there is access from 25B but he is closing that access. Harry Viens asks what Mr. Berkowitz intends to do with the silo. Mr. Berkowitz states he hasn't decided but was looking for the Boards opinion. The silo is 17' in diameter and is tiled both inside and out.

Kelli Kemery, so you're proposing to convert the existing buildings into condos with the exception of the one you want to take down? Mr. Berkowitz, yes but I will rebuild that building and add condos. Bill Ricciardi asks if he will be maintaining the character of the building. Mr. Berkowitz responds yes and in regards to the silo, an interesting story, a very good friend of mine his father was the farm manager there and said two gentlemen came and stayed at the farm house for 6 months and built that silo by hand no power equipment and it's quite symmetric.

Mark Hildebrand asks if the land on that lot would be for the condominiums. Mr. Berkowitz responds yes, it cannot be changed it will stay green space. These would be residential dwellings no business.

Chairman states to the Board when Mr. Berkowitz first asked the question of Ken Ballance, Ken did some leg work and myself, Aimee and Ken met to discuss. The long and the short of it is, it appears that in the Agricultural Rural Zone, this is allowed. We base that on Section 14:2:4. Chair reads aloud the section as well as 14:2:5 to the Board. Chair asks clerk to email the Board all the sections of the ordinance this request would fall under. Chair continues, with that being said we would ask Mr. Berkowitz come to the Board through Site Plan Review. It would be during that hearing we would get into some of the questions brought up here tonight. We would get into with more detail such as the use of the green space,

parking, septic etc. Mark Hildebrand just adds he would like to, if it's possible, restrict that green space from changing. That property has a beautiful setting and it would be a shame to see that change by adding tennis courts or a basketball court. Mr. Berkowitz responds he has no problems restricting that field, there are tennis courts on rte. 25B and rte. 3. My main focus since I bought this property was to maintain it as it is. I rode my bike through there for 25 years and my wife and I would have dinner there when it was the Red Hill Inn. When I noticed it was available and had seen what had happened to the property from neglect my main focus was to preserve the property.

Chairman states with some of the citations you will receive from Aimee with sections to review, it's typically a 5 acre minimum but there is a way to allow more housing units for the greater good and there is language in there that if we allow them to do this with 12 units, part of the give back we can require all the rest of the land has to be green space.

Harry Viens adds if you look at minimum lot size in Section 14:2:7, you just need to make sure you are paying attention to that calculation, if your plan exceeds what is allowed you may need to get a variance. Chairman, in 14:7:4 the PB can offer variations so we could deal with that issue without requiring a variance. Harry states there are some calculations he just needs to pay attention to, I am all for this proposal I just want to make sure I mention that section and they review it when working through their proposal.

Mr. Berkowitz states he will start the process with his architect and they will file an application for site plan review.

Meeting adjourned at 7:35 p.m. Next meeting scheduled for September 4, 2018 @ 7:00p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.