TOWN OF CENTER HARBOR

PLANNING BOARD

Meeting

Tuesday, October 6, 2015

Chairman Charles Hanson called the hearing to order at 7:00 p.m. Present were Selectmen’s Representative Harry Viens, David Reilly, Peter Louden, Jackie Baker, Kelli Kemery, Bob Coppo and Clerk Aimee Manfredi-Sanschagrin. Bill Ricciardi was absent with notice.

1. **MINUTES:**

Peter Louden motioned to accept the minutes of September 1, 2015 seconded by David Reilly. All were in favor, minutes pass unanimously.

1. **SUBDIVISION BASCOM PROPERTY 225-012**

Carl Johnson representing the Bascoms: The property location is on Piper Hill Road. The proposal is to subdivide the existing dwelling lot approximately 12 acres to be a standalone lot and the secondary lot to be 42.7 acres. The 42.7 acre lot will be conveyed to the Lakes Region Conservation Trust (LRCT) which is the current owner of the abutting property. We did this as a subdivision instead of a boundary line adjustment because of a peculiarity in the boundaries on the Bascom piece and the current situation of the former Fogg Hill property.

The one thing I would request the Board do is to if the Board were to entertain an approval for the subdivision this evening would be to put a condition on that approval that the boundary line agreement plan, which has already been prepared between the Bascoms and the LRCT, be recorded prior to this Mylar being recorded. The reason for this is because the boundary that I show on this plan is the boundary that is agreed upon between the Bascoms and the LRCT. I would simply notify the Town when that plan is recorded, hopefully it will be recorded very soon and then subsequent to that you would then sign and record this Mylar so that the proper order would take place.

Carl Johnson goes over the plan identifying boundary lines and wetlands on the property. Indicating the difference of the shoreline for Bear Pond as reflected on the current and where the shore line was years back. The 42.7 acre piece has frontage on Piper Hill Road. Carl Johnson also mentions the red triangular marking on the plan will be removed from the final plat.

Chairman announces voting members as himself Charles Hanson, Selectmen’s Rep Harry Viens, David Reilly, Jackie Baker, Peter Louden and Bob Coppo.

Chairman: Any questions?

Bob Coppo: Now that this land is being conveyed to the LRCT, does this land now come off the tax roll?

Don Berry LRCT: We apply for the tax exemption that has been our practice.

Bob Coppo: How many total acres will this encompass with the 42.7 and the abutting lot?

Don Berry LRCT: The existing parcel is 192 I believe so this will add to that.

Jim Bascom: Since we’ve owned this about almost 50 acres has been in current use so I don’t think the tax portion will change very much.

Bob Coppo: ok so the 50 acres would encompass this because you have the home lot.

Jim Bascom: My understanding is that the house and the outbuildings have been sitting on 11 acres and the rest was in current use.

Bob Coppo: so the 42.7 acres is in current use now?

Jim Bascom: right.

Chairman opens up the hearing to the public.

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Bob Coppo: What is the goal of the LRCT?

Don Berry: With this particular parcel it’s to give us better access to the larger parcel we now own that only has access from the end of Fogg Hill Road which is a private way. The goal is to build a small entrance there to give people better access. The property is open to the public for recreational use, the current access is not great from the top of that private road so this is important to add because this is part of the largest un-fragmented habitat area in the Town close to 1000 acres.

Maureen Criasia: I want to comment that this 42.7 acre parcel has a really beautiful feature called the hopper. It’s a ravine that drops hundreds of feet down the beauty is amazing. Rare plants and other ecological features make this parcel, plus the other 192 acres that we purchased, land worth saving.

Chairman would like to entertain a motion to accept the application as complete.

Peter Louden makes the motion to accept the application as complete, seconded by Harry Viens. All were in favor of accepting the application.

Peter Louden motions to approve the subdivision pending the boundary line plan being recorded prior to this proposal. Harry Viens seconds. All were in favor motion passes.

Carl Johnson, I was hoping that this proposal could be signed administratively without us having to come back. Chairman, we can do that.

**OTHER BUSINESS**

**Allen Hale Fairway Heights Road** Mylar and full size plans for Fairway Heights are signed.

**Church Parking Lot** Harry Viens discusses the issues surrounding the use of the Church parking lot, and people using that lot as their “go to” for their own parking problems. The only business that the Church is contracted with is Canoe. The question we have for the Board is when someone puts in an application they have to have a parking solution. We are wondering if the Board would consider or come up with a mechanism where if their solution is to use the Church parking lot that we would require an agreement from the Church as part of the application so that we can track it.

Jackie Baker, I would like to see an agreement. Everyone needs to be on board otherwise it will cause too much confusion.

Harry Viens, the only agreement they have is with Canoe.

Chairman, so does the Town tax the parking lot? Harry Viens, no it’s all non-profit. Chairman, when you start selling that’s not true. Chairman, if you go to the NH Statues on the tax of certain properties it lays out the tax. Harry Viens, I will look into that with the Tax Collector but in the meantime the Select Board was wondering if you would mind taking this up and generating a policy. Harry Viens, I think technically the Board needs to approve auxiliary parking.

Chairman, as a Planning Board I believe we have the authority because they can come up with all the numbers they want and we can say from a practical and safety standpoint we don’t want vans running between properties and across rte. 25. I am sure Chris Bolt made that perfectly clear when we had this discussion.

Board reads the Ordinance as it pertains to Parking under Appendix B and determines it is required to submit an agreement for offsite parking with their application to the Planning Board.

**Planning Board Budget** Start discussions over the next few weeks for 2016 budget.

**Center Harbor Inn** Clerk updates the PB with the status of the ZBA

**WRCOD**: Clerk gives update on the WRCOD Shape Files. Rick submitted complete files to Tim Fountain of CAI. CAI added the files to the website. Clerk will confirm the files submitted to CAI are complete. Once confirmed Clerk will schedule work session.

**Website Update**: Harry Viens updates the Board on the status of the new Town website. Hoping to have access for staff review in the next few weeks. The projected “go live” date will be December 23rd.

1. **Permits**

The Board reviewed permits

The Chairman adjourned the meeting at 8:00 p.m. Work session tentatively scheduled for October 20, 2015 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin