

TOWN OF CENTER HARBOR
PLANNING BOARD
Zoom Meeting
Tuesday, February 2, 2021

Chairman Charles Hanson calls the meeting to order at 6 p.m. Chair announced the meeting was being recorded and provides the protocol of the meeting in accordance with the Governor's emergency order regarding public meetings. (a complete copy of the protocol is contained in this set of minutes)

Chair states the meeting will start by taking a roll call attendance by Clerk Manfredi.

Clerk provides the roll call attendance:

Roll Call: Chairman, Charles Hanson, present no one else in the room.
Vice Chair, Peter Loudon, in attendance with no one else in the room.
Secretary, Bill Ricciardi, in attendance with his wife in the other room.
Selectmen's Rep, Harry Viens, in attendance with no one else in the room.
Member, Mark Hildebrand, in attendance with no one else in the room.
Member, Rachel Xavier, in attendance with her son in the other room.
Alternate Member, Ken Ballance, in attendance with no one else in the room.
Alternate Member, David Nelson, in attendance with no one else in the room.
Clerk announces her daughter Gabrielle is in the room.

Voting Members: Charles Hanson, Peter Loudon, Bill Ricciardi, Harry Viens, Mark Hildebrand and Rachel Xavier.

I. MINUTES:

Chair asks for a motion on the January 5th minutes. Peter Loudon motions to accept the January 5, 2021 minutes as written. Bill Ricciardi seconds the motion.

Roll Call Vote by Clerk:

Chairman, Charles Hanson, yes
Vice Chair, Peter Loudon, yes
Secretary, Bill Ricciardi, yes
Selectmen's Rep, Harry Viens, yes
Member, Mark Hildebrand, yes
Member, Rachel Xavier, yes

II. PERMITS:

None

III. OTHER BUSINESS:

PB Circuit Rider – Chair states the PB used to have a circuit rider through Lakes Region Planning Commission. The job of the circuit rider planner was to assist the PB with more complex situations such as Section 10 Water Resource Overlay District Zoning Ordinance. The circuit rider planner was a resource for small towns to use that don't have a dedicated/full time planner within the town. As an example, the complicated issue we had recently, the Kline project, we had our attorney help us through that but there were a lot of portions of that case that if we had a planner, we could have used their services before we got to the point of involving legal counsel. My thought was, for the budget, I would like to go ahead and add back in \$2,500, which is what we used to budget, for a circuit rider planner. Chair asks Clerk if she has touched base with LRPC. Clerk responds no not yet. Chair continues, we want to have a discussion with LRPC, get a draft contract from them and bring it to the Board for consideration.

Peter Loudon, before we put a number on that for the budget maybe we should see if the rates have increased. I recall using Mike Izzard quite a bit prior to 2016 and I don't want to cut us short. Chair, well the only issue is the Selectmen are having the final budget hearing tomorrow night so perhaps we say if the figure was \$60-\$65 an hour in the 2016 contract which is the last contract we had, maybe we bump it up and budget \$3,000 this year. Peter Loudon, I think we should just to be safe and if we don't use it all they can apply it to next year. Chair asks for other thoughts. Bill Ricciardi, thinks it's a good idea to have a circuit rider back I found that Mike was very good at helping us navigate through some of these more complex issues and would benefit us to have expertise when needed.

Chair asks David Nelson if he had a question. David responds, one question was already answered which was whether it was a fixed price retainer but it sounds like it's burn down hours we're consuming. Chair, yes, we pay an hourly rate for the planner and a posted rate for mileage which I believe is \$0.53 per mile. David, was Mike attending the meetings on a monthly basis or on an as needed? Chair, responds as needed basis which is what we liked about the contract, it was flexible. Peter Loudon asks if we need a motion to add this to the budget. Chair responds, I prefer a motion so Harry can take it to the Selectmen.

Peter Loudon motions to add \$3,000 to the PB budget to be used to contract a circuit rider planner through LRPC. Seconded by Bill Ricciardi. Chair asks if there is any more discussion. Hearing none Clerk provides the roll call vote:

Chairman, Charles Hanson, yes

Vice Chair, Peter Loudon, yes

Secretary, Bill Ricciardi, yes

Selectmen's Rep, Harry Viens, yes

Member, Mark Hildebrand, yes

Member, Rachel Xavier, yes

Harry Viens will take the budget request to the Board of Selectmen.

PB Application Modifications – We have been doing a bit of research on what other towns are doing both in Moultonborough and in Meredith. It appears we could tighten up our application process and by that, I mean, when we get an application it's pretty well laid out in general what is required, but I don't think we have it formally laid out on the application. Aimee as the Clerk or any Clerk that we have should be able to get an application, review a checklist and confirm all that is required has been completed or submitted and that way we can deem it complete right from the get go. Just wanted to see what you all thought, we could pursue looking at what all the other towns are doing and rework what our application is in a draft form that we could bring back to the Board for discussion and consideration. The goal would be to have a more complete application from the very beginning. Chair asks the Clerk if that is a fair way to describe it. Clerk responds yes. Bill Ricciardi, I think it's a good idea to streamline everything so that it helps the applicant and any Board that is going to look at the application. Chair states he will get together with Clerk and start reviewing what other towns have.

Smith Farm Road FYI – It may not come to us but just wanted the Board to be aware, there is a parcel that happens to be right on the Center Harbor/Meredith town line. The applicant in Meredith went through the ZBA and PB Process in Meredith. Their request is for a wedding venue. The Meredith ZBA approved a variance and the PB just recently granted a site plan approval with conditions. The issue for us is that the access to that venue is in Center Harbor. Harry attended a couple of the hearings and Aimee just attend the most recent PB meeting and I caught the very end of it but long story short, there is an RSA that states when you have a situation such as this, you have to have both towns Board approve the use. The issue in Center Harbor is that what they are requesting is not an allowed use in that zone. The reason the road is wrapped into this is because it's not the actual venue where these weddings would take place but it is an accessory to that venue. They have to have the road to be able to do what they want at their location. It seems they will have to go to our ZBA first by way of a denied building permit to improve the road. This process was implemented a few years back to get applicants to the ZBA through the denial of a building permit instead of having to come to the PB with a site plan application for us to deny it and then route them to the ZBA and then back to us again. If they ZBA were to approve their application then it would come back to us to work out the details of the road. Chair continues, this could potentially just go away because the road does need significant upgrades to be a road, essentially as it stands now it's just a driveway.

Rachel Xavier asks if he can give the address. Chair responds, yes, it's all public knowledge it's Smith Farm Lane. Bill Ricciardi, that's a private road yes? Chair responds, correct or rather a private driveway. Ken Ballance adds, it's a private driveway.

Chair asks the Clerk to send the draft minutes and notice of decision from the Meredith PB to the Board for review. Ken Ballance, I think there may be a few more issues with this as well regarding the part of the state law that specifically states how the noise refracts from their town into our town. That noise is going to come right down that valley and head right for the center of town off that hillside. We had this same issue with one of our properties in town on the lake that caused issues with Moultonborough because of how the noise would travel. Ken continues, I think the noise issue really needs to be addressed. People may not realize how much they will be hearing that at 10 o'clock on a Saturday night off that hillside. Chair, I can tell you Ken and Harry can comment on

this as well but noise was a major part of the discussion. There is a condition in the notice of decision. I'm not sure we can even address that part. Ken Ballance, I believe we can, based on the research that was done previously with that property we had in town we should have a pretty good handle on it. Our PB's job is to protect the quality of life in our town and if it overflows, we may have some jurisdiction.

David Nelson asks if it's an outdoor or indoor venue? Chair, it's an outdoor event. David Nelson, so that may seem like a major issue. Chair, yes as I said there was a lot of concern over the noise. A number of residents showed up to oppose the application because of noise. Ken adds, and those people are not even facing Center Harbor where this building is. This hillside is facing right down to the lower main valley right into the center of town. Charley, during the hearing it appeared the people on top of Coe Hill Road and Harbor Heights road they were pretty vocal. Bill Ricciardi, Ken the property you are referring to in Center Harbor was that the one right across from Lamprey? Ken responds yes. Bill, I remember that with all the noise going right across the lake. Ken, yes it was definitely something we had to address.

Chair, so we are not sure that this will actually come our way but thought it was important that the Board have a little bit of history beforehand in case it does.

IV. ADJOURNMENT:

Chair states the next PB meeting will be March 2nd and the following Tuesday at this point in time, we are planning on having our Town Meeting as normally scheduled. Covid protocols are in place for both the voting on March 9th in the Cary Mead Room from 8 a.m. to 7 p.m. and the Business Session scheduled for March 10th in the Fire Station at 7 p.m. Things can change but at this point we are moving ahead as scheduled.

Next PB Meeting is scheduled for March 2, 2021 at 6 p.m. via Zoom.

Chair adjourns the meeting at 6:29 p.m.