

TOWN OF CENTER HARBOR
PLANNING BOARD
Meeting
Tuesday, August 4, 2015

Chairman Charles Hanson called the hearing to order at 7:00 p.m. Present were Selectmen's Rep Harry Viens, Peter Loudon, David Reilly, Jackie Baker, Bill Ricciardi, Chuck Burns, Bob Coppo, and Clerk Aimee Manfredi-Sanschagrin. In the audience, Code Enforcement Ken Ballance, Road Agent Jeff Haines, Allan Hale, Craig Hale, Charles and Susan Allen.

I. MINUTES:

Chuck Burns motioned to accept the minutes of July 7, 2015 seconded by Peter Loudon. All were in favor, minutes pass unanimously.

II. HEARING – ALLAN HALE AMENDED SUBDIVISION TML 221-022

Chairman announces the hearing, identifies the voting members as himself Charles Hanson, Selectmen's Rep Harry Viens, Jackie Baker, Peter Loudon, David Reilly and Bill Ricciardi.

Chairman turns the floor over to Allan Hale. Mr. Hale starts by showing the proposed plan of Fairway Heights Road. Mr. Hale states he thought the hammerhead and cul-de-sac could be in the same radius and that his intent was always a hammerhead. The area does not really lend to a cul-de-sac it's a small area of roadway that it would ruin the atmosphere of the subdivision. Mr. Hale continues, he is looking to the Planning Board to grant a waiver on the amended subdivision to allow for an improved hammer head which Mr. Hale has worked on with Jeff Haines. The design proposal allows for snow storage and as instructed by Jeff Haines, the entire roadway would require 1" of new asphalt. Mr. Hale, "I would like to get the Planning Boards approval to the amended subdivision, as this plan illustrates, so we can get the work complete prior to Town Meeting next year. I believe the abutters are in favor of this proposal."

Chairman, reads into the record the letters submitted by Road Agent Jeff Haines, Chief Leon Manville, Fire Department and Chief Chase, Police Department. Letters are on file for review. All agencies confirmed the new proposal is adequate for their services.

Chairman opens the hearing to the public. Charles Allen, "Allan has been a good neighbor, Susan and I have no problems with what is being proposed. We worked closely with Allan and Jeff so we are in favor of this proposal."

Chairman, asks if there is any other input. Hearing none, Chairman closes the input portion of the hearing. Board reviews the application. Peter Loudon motions to approve the application as complete, seconded by Bill Ricciardi. All were in favor application is complete.

Chairman asks for comments or thoughts on the proposal. Hearing none, Chairman asks for a motion to approve the amended subdivision. Peter Loudon motions to approve the amended plat as presented, seconded by Bill Ricciardi all were in favor motions passes.

DISCUSSION: NON-AGENDA ITEM:

Mr. John Hurley of 23 Coe Hill Road addressed the Planning Board with some issues he's experiencing with a neighbor's property. Chairman stated the Planning Board is not the right Board to address his concerns and directed Mr. Hurley to the Board of Selectmen.

DISCUSSION: DEADLINES FOR APPLCIATION SUBMISSIONS

Clerk would like to set a consistent time frame for submission of all applications. Clerk is requesting 18 days for all applications. Ken Ballance adds, the legal norm is 21 days. Chuck Burns asks if there are any

RSA requirements. Clerk responds minimum of 10 day notification. Chucks states, only a minimum so anything beyond that we can set. Ken Ballance, the law reads as long as you are acting on the process that you can take as much time as necessary as your schedule dictates. But you have to act on it within the time required. Clerk, I will be addressing the same issue with the ZBA at our next meeting. Chuck Burns asks what we need to do to enact the policy. Chairman states we can take a vote. Chairman motions to allow an 18 day lead time for Subdivision, Boundary Line Adjustment and Site Plan Review. Peter Loudon seconds. All were in favor, passes unanimously.

DISCUSSION: CHANGES TO ZONING

Selectmen's Rep Harry Viens would like input from the Planning Board regarding zoning in the Residential Zone as it pertains to businesses. Chairman would like to know why the Selectmen are exploring this when it's a Planning Board function.

Harry Viens, we have an Ordinance that states businesses in the Residential Zone cannot have events. We've spent a lot of money and time with Attorneys dealing with this issue. The Board of Selectmen wanted to raise the question and ask what the Planning Board thinks about amending the Ordinance to allow businesses such as Restaurants and Motels to have events.

Chuck Burns, go back to the Master Plan that we spent so much time on. The zones were established and if you start deviating, if you are familiar with the term creep zoning, we will be opening up a can of worms.

Jackie Baker, clearly when you are buying a business in a Residential Zone you need to be aware of what you are buying. Peter Loudon, the buyers lawyers should investigate before the purchase, there is no excuse for not being aware. Ken Ballance, clearly the issue, and no one is saying anything about it, is the only place that has parking is the Motel so it's a moot point. If they can't have parking on their own property they are not going to get an event permit anyway so why bother doing it. Ken continues, we are already farmed out in that zone with the Church so what do we say, you can use the Church for parking to hold your event along with Canoe and with everyone else that parks there then all of a sudden on a Saturday we have a huge funeral. The point is there are 3 structures there, the Motel, Canoe and Sutton House and then Maggi up in the Ag-rural. I think we are stretching this out too far. Chuck Burns, the zoning lines were drawn out a long time ago and we spent a lot of time and effort on the Master Plan. What does the Master Plan tell you, it tells us they don't want to see any zoning changes. As a matter of fact, they would like to tighten it up even more and if we get into this, we are going to open a can of worms that will never ever go away. David Reilly, you buy a piece of property in a Residential Zone to live in, you expect it's going to be a Residential Zone. Chairman, I guess what you're hearing is that, in my mind this is one of those things wisdom is knowing what to ignore and if it is that big a deal, why doesn't one of these businesses bring a petitioned article to Town Meeting? Harry Viens, I'm not sure any of them are committed to it. Harry Viens, so it appears we are not going to have any more discussion on it and nothing changes.

OTHER:

Planning Board approves the LRPC invoice 1075 for \$109.00. Chairman motions to approve the invoice, seconded by Bill Ricciardi. All were in favor.

CAI has implemented the shape files for the Water Resource Overlay. Clerk is to check Tim Fountains availability for August 18th @ 6 p.m. or September 15th @ 6 p.m. to go over functionality.

The Chairman adjourned the meeting at 7:37 p.m. Next meeting tentatively scheduled for August 18, 2015 @ 6 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.