

TOWN OF CENTER HARBOR  
PLANNING BOARD  
Meeting  
Tuesday, January 19, 2016

Chairman Charles Hanson would be delayed to the hearing, Bill Ricciardi acting Chairman called the hearing to order at 7:00 p.m. Present were Selectmen's Representative Harry Viens, David Reilly, Jackie Baker, Bill Ricciardi, Peter Loudon, Kelli Kemery, Clerk Aimee Manfredi-Sanschagrin.

Voting Members: Charles Hanson, David Reilly, Jackie Baker, Peter Loudon and Bill Ricciardi.

I. **MINUTES:** Peter Loudon motioned to accept the minutes of January 5, 2016. Seconded by Jackie Baker. All were in favor, minutes pass unanimously.

II. **2016 PROPOSED ZONING ORDINANCES HEARING – CONTINUED FROM JANUARY 5, 2016**

Bill Ricciardi opens the discussion by asking if there are any questions or comments. Harry Viens states to be clear we can only make revisions on grammar, spelling or punctuation during this hearing.

Clerk announces a statement was submitted to the Board by Maureen Criasia. The statement will be read into the record by the Chairman.

Chairman announces this is the final hearing for the three Ordinance changes referring to Patio under Section 2 Definitions Sub Section 2:2:25, Structure Set Backs under Section 5:3, sub section 5:3:1, Modification to the title of the Water Resources Map and finally the changes proposed in Section 10 Center Harbor Water Resources Conversation Overlay District (WRCOD).

Chairman, last meeting we agreed to some changes that would be incorporated into the document, those changes have been made. At this point we cannot make any additional changes, if we do we cannot move forward with this proposal until next year. Does anyone feel there are any significant changes? Bill Ricciardi refers to the statement by Maureen. Chairman states it was requested by Maureen Criasia that her statement be read into the record after which there will be discussion. Chairman reads Maureen's statement into the record. (\*\*See attached statement submitted by Maureen Criasia on January 5<sup>th</sup>, to be read into the record of final hearing dated January 19, 2016.)

Chairman, if we want to take this to Town Meeting this year this change would need to be discussed for next year. Peter Loudon, what we have now we can amend at a later date. Chairman, my feeling is we put it through the way it is now and revisit this after Town Meeting and if we feel that this is something that holds water we make an amendment next year. This way the bulk of our work gets brought to the table this year and then we can amend small things like this for the next time.

Chairman, as a general comment whenever we have an Ordinance as extensive and comprehensive as this one we are proposing, there are going to be tweaks over time. I don't think this is a big enough issue to warrant putting it off. Peter Loudon agrees.

Bill Ricciardi, the things she's concerned about how many of them will potentially happen between now and the next time we revisit this. Chairman, regarding her concern I don't know why it's a concern. We had the scientist here whose science is what we are hanging our hat on. Peter Loudon, I agree with you.

Harry Viens, personally I think it's a pretty good Ordinance the way it's written. There is a clarification issue here which is defining the edge of where the wetland should be measured from but it is covered in other places. My feeling is I would rather have something, even if it's not perfect, to give us some measure of protection. With the State being so squirrely on its regulations concerning conservation. As Pete points out, we can amend it next year if something needs to be adjusted otherwise this goes off for another year and who knows what can happen in a year.

With no additional discussion by the Board Chairman asks for a motion. Board decides to take all the Ordinances under one motion.

**Motion:** Peter Louden motions to recommend the Ordinances as proposed. Bill Riccardi, seconds the motion. Board votes unanimously to take the proposed Ordinances to Town Meeting.

### III. CENTER HARBOR INN – DISCUSSION

ZBA will hold a rehearing of the Center Harbor Inn on Monday evening. As a Planning Board we need to be cognizant that the ZBA could very well decide to approve and allow the request. It might be prudent if we took a message to the ZBA and respectfully request that should they approve the request that will give us general guidance on issues that are of concern such as public safety, specifically the parking issue, the number of people that might be allowed, and the levels of noise.

Kelli Kemery asks if it's appropriate for Planning Board members to attend. Response from Board members, it's a public hearing and as a public citizen you can attend.

Chairman, I'm looking for input if this is an approach the Board would like to take and as the Chairman I would be happy to go to the hearing and carry that out. Peter Louden, I think it would be a wise thing to do. Harry Viens, I concur.

Harry Viens asks if the Board should vote to appoint the Chairman as the spokesperson for the PB. Chairman responds if the Board does that then we would need to give the general sense of what position we are going to be taking. Harry Viens, I don't know what that is. Bill Riccardi, I don't think we need to vote on it. Harry Viens, let's just ask the question if anyone is opposed to having the Chairman handle this with our input? Board was not opposed to having the Chairman represent the Planning Board's input at the ZBA hearing on January 25, 2016.

Chairman reminds the Board the primary is coming up. Discusses the Planning Board Policy document that had been circulated a few months back. Chairman asks Board to provide any input to the Clerk, Clerk will incorporate input to a master doc for Board review.

The Chairman adjourned the meeting at 7:42p.m. Next meeting scheduled for February 2, 2016 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.

\*\*\*\*See Page 3 for submitted statement

Submitted Statement from Maureen Criasia

Good morning Aimee. Due to my absence this evening, I respectfully request that this email, previously sent to you on January 5, 2016 prior to the to the latest draft that distributed on January 7, 2016, be read into the minutes of the Planning Board's public hearing (as public input) this evening (1/19/16).

Thank you for your consideration,

Maureen Criasia 116 Hawkins Pond Road, Center Harbor NH. 03226

**From:** Maureen Criasia/Volz <[moec@metrocast.net](mailto:moec@metrocast.net)>  
**Date:** January 5, 2016 at 10:51:56 PM EST  
**To:** [ctrhtownoffice@metrocast.net](mailto:ctrhtownoffice@metrocast.net)  
**Cc:** Mike Izard <[mizard@lakesrpc.org](mailto:mizard@lakesrpc.org)>  
**Subject:** For the WRO Public Hearing on January 19th

Dear Charley and Aimee: I am pleased that the Planning Board has made significant progress on the Water Resources Ordinance and thought that huge strides were made toward the final editing during the Public Hearing on January 5, 2016.

I have a lingering concern pertaining to page 3, 10:4 - Water Resources Conservation Overlay District Boundaries, Table 1: Summary of Water Resources and **Their Protective Buffers**. It is my understanding that this table refers to the **Upland Protective Buffer**, as noted. There is nothing in Section 10:4 that pertains to septic systems, leach fields, or their setbacks. All of that is addressed in its entirety, separately in Section 10:8:1 / Table 3 and Section 10:8:1:1.

Therefore, I am a bit confused & unclear why the PB wanted to keep a reference to septic setbacks under Table 1, when Table 1 clearly refers to upland protective buffers only, and their definitions, identifications & protective buffer setbacks are further spelled out in the body of section 10:4, specifically 10:4:1:1 (Lakes & Ponds), 10:4:2:1:1 (Prime Wetlands), 10:4:2:2:1 (Designated Wetlands), 10:4:2:3:1 ( Non Designated Wetlands), 10:4:3:1:1 ( **Designated Streams**) and 10:4:3:2:1 ( Non Designated Streams).

This is my suggestion:

Page 3, Table 1: Designated Stream - insert 75 feet, eliminate asterisk next to the number, eliminate asterisk & **all** wording that appears under the table.

Page 6, 10:4:3:1:1 ( would read)- Designated Stream Protective Buffer-all lands within 75 feet from the edge of the ordinary high water mark or edge of channel of the Designated Streams identified in Section 10:4:3:1. Eliminate 1. 2. & 3.

I inserted the clause "edge of channel" above, as it appears in the current draft for non designated streams - see 10:4:3:2:1.

Maureen Criasia 116 Hawkins Pond Road Center Harbor NH 968-3062

