

TOWN OF CENTER HARBOR
PLANNING BOARD
Meeting
Tuesday, July 7, 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, Kelli Kemery and Clerk Aimee Manfredi-Sanschagrin.

I. MINUTES:

Peter Loudon motioned to accept the minutes of June 2, 2015 as corrected, seconded by Bill Ricciardi. All were in favor, minutes pass unanimously.

II. Open Discussion:

Chairman opens the meeting discussion with giving an update on the Fairway Heights Road proposal. Allan Hale during last Town Meeting had a proposed road acceptance for Fairway Heights Road which did not pass. Part of the issue is that Fairway Heights is supposed to have a cul-de-sac but to date does not. Instead there is some sort of hammer head at the end of the roadway. After some legal counseling, it was determined Allan needs to come before the Planning Board for a waiver on the cul-de-sac which this Board has the authority to do.

Chairman continues, nothing officially has been submitted but I would like to take this opportunity to make the Board aware of the situation for when it does come in. The one thing I asked is for Chief Manville and Jeff Haines to submit a letter to the Board with any concerns they may have with this road remaining a hammer head design. Clerk indicates she has spoken to Chief Manville regarding the situation. Chief Manville stated he would take the Center Harbor Fire Truck to Fairway Heights Road as well as request the assistance of the Meredith ladder truck and report any problems or concerns they may have.

Chuck Burns, if we waive the requirement we can put conditions on the hammer head correct? Chairman, I believe so. Chuck continues, I believe this was an oversight when the Ordinance was changed because the hammer head was always in the Ordinance and that it was perhaps inadvertently omitted. When Allan's original subdivision was approved, it was approved with a hammer head and then the Ordinance changed. Chairman, I think we have documentation from that original hearing that states it was approved with a cul-de-sac specifically. Clerk, I don't see it ever being approved as a hammer head, I went through all the minutes and the plan. Chuck, if you have the record then that's what it is. I remember meetings based on the configuration of that property that if a cul-de-sac was put in, it would literally strip the top of that hill. I know back then Jeff didn't have any problem with the hammer head. Chuck asks, does the plat show a cul-de-sac? Clerk responds the approved signed plat shows a cul-de-sac. Chuck continues, so the procedure is he has to reapply to the PB and we have the authority to waive the cul-de-sac requirement with the approval of the Fire Chief. Chairman, we don't have to have the approval of anybody, we would like their input or concerns. Selectmen's Rep Harry Viens, there are some conditions that do need to be put in there. The first is that they satisfy Jeff Haines from an engineering standpoint because they are going to have to add sections to the side of the road. And second, just from a complication factor, they can't expand outside the footprint for the cul-de-sac. If they do and they nick some ones property that will require a whole new subdivision amendment application. Another words, if the cul-de-sac footprint is here and the hammer head extends beyond that, lots that are affected will require an amendment because now the boundary lines have changed. Chairman shows the Board the existing condition plan and states if we are going to accept a road like this we need this plan.

Chuck Burns, his intention is to get this put to bed so he can reapply to have the Town adopt the road. Chairman, the other caveat to this is this is a plan that was dropped off a few months back to the Selectmen.

The application we receive may have changes but at least this gives us an idea of what is coming down the pike. Bill Ricciardi, how many properties are on that road? Chuck states there are 7 properties. Bill Ricciardi, so I understand these are driveways coming into the properties (reviewing the plan) so if a Fire Truck has to come in the driveway then turns into a hammerhead so this hammerhead is only affecting these two end properties. Chairman, no because if you have a tanker come in and you have a pumper spraying the house down tankers are coming up to feed it, they need to go up and turn around and not gum up the works for the next tanker. Harry Viens, plus snow plowing and storage has to be considered. Chairman suggests if people have time to go up and take a look.

LRPC – Invoices 1055&1056 approval of payment

David Reilly motions to pay the invoices as submitted, Peter Loudon seconds all were in favor.

Budget & CAI

Total budget which includes \$250 for ZBA was \$9,350 at the beginning of the year. To date if I deduct these two invoices we have \$6,326.75 remainder for the rest of the year. The reason I wanted to look at this, and this goes into the next discussion item, regarding the update on the Water Resources Overlay. Myself, Bill, Aimee, Sheila and Mike Izard met with Tim Fountain of CAI and were able to pull up a tax map on the screen and place the water resource data from the shape files to see what a parcel would look like with the water overlay. To date this has been the best tool I have seen to understand the effect of this cumbersome Ordinance. Chairman continues, you can pull up a property and see exactly what we are dealing with. In my mind it makes it crystal clear. Bill Ricciardi, I thought it was brilliant. We have all this information and it was very easy to turn on or off any information block or key you want to see along with the buffers. It made it crystal clear. Chairman, so with that said the cost to implement this tool which will include having Tim come down and have a meeting with us would be \$1,500. If we take that cost out of the professional services budget, that still leaves us with \$4,826.75 which is well over half remaining in our budget for 2015. Bob Coppo asks the Chairman if he anticipates any large budget item later in the fall. Chairman responds, he does not but there is always the caveat some situation may arise that would require additional resources. Chairman, is everyone in agreement with this? Board agrees with the cost to implement. Chairman asks if there are any additional questions on the Water Resource project. Bill Ricciardi asks if there is any else we need to do? Chairman responds, I don't think we should do anything else until we get this map overlay in place.

The Chairman adjourned the meeting at 7:21 p.m. Next meeting scheduled for August 4, 2015 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.