

TOWN OF CENTER HARBOR  
PLANNING BOARD  
Meeting  
Tuesday, June 2, 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, Bill Ricciardi, Bob Coppo, Kelli Kemery and Clerk Aimee Manfredi-Sanschagin.

**I. MINUTES:**

Peter Loudon motioned to accept the minutes of May 5, 2015, seconded by Bill Ricciardi. All were in favor, minutes pass unanimously.

**II. Senters Market Sign Location – Plat approval**

Chairman reviewed the plat, explained the request was for specific information on sign location. Clerk mentioned she went over locations with Luke Dupuis and can update the notes in the margin. Clerk added location A, B and C to the map with details for each location referring to the photos on file and Notice of Decision with specific criteria for each sign. Board signed the plat with the specific locations identified.

**III. Other business – Discussion**  
**Center Harbor Inn**

Board discusses letter from Attorney Chris Boldt regarding the Structural Analysis of the Deck at Center Harbor Inn. Along with the analysis, Attorney Chris Boldt resent the PB and Center Harbor Inn's Attorney the Notice of Violation, Cease and Desist Order from October 8, 2014. Selectmen's Rep Harry Viens will confirm with Town Clerk if the Center Harbor Inn paid the fine assessed last year for continuing to hold a function after their request to the PB had been denied. The fine of \$275.00 had been imposed on the Center Harbor Inn. See minutes from July 1, 2014 for PB decision and referral to ZBA. Chairman states now that they have received the certification for more than 25 people on the deck if they want to proceed and have events they are still required to go to the ZBA. Which if they go to the ZBA it's possible it will come back to the PB for site plan review. This is just informational at this point, we are just trying to keep the Board up to date. Harry Viens states they were issued a cease and desist order last year along with a fine, if they choose to move forward with illegally holding events the Select Board is ready to enforce it and wanted to make sure you guys were ok with it. The Board is in agreement that Center Harbor Inn was given the opportunity to comply and chose not to. Selectmen's Rep Harry Viens continues by saying we have no choice but to enforce the Ordinance, which means could be faced with being the bad guy if we have to issue a cease and desist order on someone's wedding day. The Board states we don't have a choice in the matter we have an Ordinance, gave specific instructions on how Center Harbor Inn needed to move forward and chose not to and went ahead and did it anyway. Chairman, the fact of the matter in they needed to do this (referring to the analysis for the deck capacity) to come into compliance anyway. Selectmen's Rep Harry Viens, we will wait and see what they decide this was just a head up that there has been some activity.

**IV. EPA article in Union Leader**

Selectmen's Rep Harry Viens discusses an article in the Union Leader that speaks about the EPA's position on taking control on regulating all streams, ponds and brooks whether they are intermittent or not, anything that has the potential to drain into what is considered a public waterway or public water supply. Essentially that means everything in Center Harbor that is wet is draining either into the Winnepesaukee or Waukegan Water Shed. What this would do would force regulation on all service water in Center Harbor and any other town in the Lakes Region. This is real, the only reason I bring it up is we have been trying to develop our own water ordinance. It occurs to me if a few towns or many towns have reasonable water ordinances similar to ours it does provide legal basis for a defense or a countersuit against the EPA by the State for something that is already being regulated and controlled on a rational reasonable basis. Right now it's being fought out in Federal Court, but it's another Federal power grab to take away home rule from us. So

my feeling is it would behoove us to get something in place on a water ordinance and there are enough communities around here that we could mount a legal action if the Federal Government comes in and says we are controlling Lake Winnepesaukee from now on.

**V. Cartographic**

Chairman gives an update on the Water Overlay maps. During our meeting to go over properties in town and what the proposed Ordinance may look like we determined the very first thing we need to do is to get the Water Overlay maps lined up with the tax maps because currently that is not the case. The good news is we have the data and have spoken with Tim Fountain of Cartographic. Tim will come down to meet with us, load the data on our website and show us how the overlay will work. There will be a fee associated to adding this layer we are not sure what that is yet. Once we get that we can continue with our work study. Clerk updates the Board that the files that had been sent electronically to Tim Fountain were corrupt and that Tim would be on site Thursday June 4<sup>th</sup> to load the CD on his system and make sure the files work. Once Tim has confirmed the files are working properly we can then schedule a session with Tim. Harry Viens asks to request pricing on adding the map Clerk will request this information from Tim.

**VI. Town Website**

Selectmen are reviewing proposals for a website designer. Some links on the website are corrupt and there has been discussion about taking this opportunity to fix the links while enhancing the Center Harbor website.

The Chairman adjourned the meeting at 7:48 p.m. Next meeting scheduled for June 23, 2015 @ 7 p.m.  
Respectfully submitted by Aimee Manfredi-Sanschagrin.