

CENTER HARBOR PLANNING BOARD
Tuesday, March 17, 2009

The meeting of the Center Harbor Planning Board was called to order at 7:04 P.M. by Chairman Lee Mattson. Those present were: Helen Heiner, Barbara Lauterbach, Mark Stearns, Charley Hanson, Dari Sassan, and clerk Sheila Mohan.

I. Minutes. The Minutes of March 3, 2009 were approved with the correction of three typos.

II. Election of Planning Board Officers. It was moved by Helen Heiner and seconded by Charley Hanson to retain the present Officers for Chairman and Secretary. The vote was unanimously in favor.

III. Paul C. Maggi Trust – Subdivision Hearing Continued. John March represented Mr. Maggi. Mr. March presented the Board with an updated plan showing the well radius, septic location and house location for each lot. The plan also shows the combined driveways for Lots 6 and 7 and Lots 1 and 2. A note has been added to the plan stating, “The Center Harbor Zoning Ordinance (Section 5:3:1) calls for a minimum building setback of 50’ from the center line of the road. The Paul C. Maggi Trust will specify a 75’ setback from the front lot line to insure a wider visual buffer of mature timber from Center Harbor Neck Road.” Mr. Maggi said that the covenants will incorporate lighting restrictions. Charley Hanson asked Mr. Maggi why Lots 3 and 4 do not have combined driveways. Mr. Maggi said that there were contour problems with those two lots. Dari Sassan asked Mr. Maggi why there is a minimum to the size of the residences. Mr. Maggi said that this was a requirement to insure that a certain size house will be built on the lots so that smaller size houses would not detract from the properties. Fire Chief John Schlemmer said that he spoke with Mr. Maggi about fire suppression. Chief Schlemmer would like the Planning Board to consider a 30,000 gallon cistern be put in this area. Chief Schlemmer said that he feels that any subdivision of 3 lots or more should have a cistern. Mr. March asked who would maintain the cistern. Chief Schlemmer said that he would have no problem with the Fire Department filling the cistern. Lee Mattson asked if there was any place better than another. Chief Schlemmer said that Mr. Maggi could locate it anywhere that he would like. Mr. Maggi said that the only difficulty is that each lot has its own road frontage. There is no common land and no association to maintain the cistern. Chief Schlemmer said that this was just his recommendation. Mr. Maggi said that each residence is required to have a sprinkler system. Mr. Maggi said that he has spoken to an expert in this field and was told that if there was a sprinkler system required that a cistern was redundant. Mr. Maggi and Chief Schlemmer will discuss this issue further. This hearing was continued to April 7, 2009 at 7:15 P.M.

IV. Randy and Lee Mattson and Rochelle and Steven Caney – Boundary Line Adjustment. Lee Mattson stepped down from the Board. Mark Stearns Chaired this hearing. Surveyor Jim Hambrook represented the applicants for this hearing. Mr. Hambrook explained that an equal amount, .07 acres is being exchanged. Dari Sassan

asked about the driveway setback. The ordinance requires driveways to have a minimum setback of ten feet unless written permission from the owner of the adjacent property or the property affected is filed in the selectmen's office. Because this is a boundary line adjustment and the driveways are pre-existing the Board members agreed to less than the driveway setback. It was moved by Charley Hanson and seconded by Barbara Lauterbach to accept the completed application. The vote was unanimously in favor. It was moved by Charley Hanson and seconded by Barbara Lauterbach to approve this boundary line adjustment as presented. The vote was unanimously in favor.

V. Construction Permits. The Board reviewed the following applications:

Joe Dussault

Nanci E. Rydstrom 2000 Revocable Trust

The Duymazlar Revocable Trust

VI. Miscellaneous. 1. The Spring Planning and Zoning Workshop will be held May 2, 2009.

2. Tiffany Royea, representing Savoie Lodging, asked the Board if a permit would be needed to have a band come in periodically. The property owners feel that this would bring in more business. Ms. Royea feels that this would also benefit other businesses in the area. The band would play outdoors. Mr. Mattson told Ms. Royea that this would require approval by the Selectmen. Ms. Royea said that they would also like to have permission to have "tenting" for possibly 30-40 people on busy three day weekends. Dari Sassan told Ms. Royea if the camping went beyond a temporary basis they would need to come to the Planning Board. Mr. Hanson told Ms. Royea to send a letter to the Selectmen, the more specific the better.

VII. The Chairman adjourned the meeting at 8:35 P.M.

Submitted by,

Barbara Lauterbach