

CENTER HARBOR PLANNING BOARD
Tuesday, April 6, 2010

The meeting of the Center Harbor Planning Board was called to order at 7:00 P.M. by Chairman Lee Mattson. Those present were: Helen Heiner, Richard Drenkhahn, Harry Viens, and clerk Sheila Mohan.

- I. Minutes. The Minutes of March 2, 2010 were approved as read.
- II. Master Plan Update Work Session. Dave Jeffers from Lakes Region Planning Commission addressed the Board. Mr. Jeffers is working with Mike Izard on the Housing and Demographics Section. Mr. Jeffers reviewed our existing Master Plan, Zoning, Subdivision and Site Plan Review Regulations. He has summarized what he found into three sections; Supporting Elements, Opportunities to Diversify Housing Choices, and Clarification Needed. Lee Mattson asked if Workforce Housing has to be available in two thirds of the Town. Mr. Jeffers said that the Town has to make sure that there are no obstacles to Workforce Housing and the RSA says that it must be available in a majority, but not necessarily all, of the land area that is zoned to permit residential use within the municipality. Multi-family dwellings are mandated by the RSA. Mr. Jeffers suggested an overlay district to provide flexibility to setbacks. Under Section III. Clarification needed, all of Mr. Jeffers questions regarding, B. 1. Multi-family dwellings in existing structures require Special Exception in RES, AR, and CV zones; B. 2. Two-family dwellings require Special Exception in AR zone and are prohibited in all other zones, and B. 3. Two-family dwellings in existing structures require Special Exception in all zones were explained. Mr. Jeffers was given the history on how the Accessory Apartment Ordinance came about. Mr. Jeffers will be developing the Goals and Objectives for this chapter and asked the Board to make recommendations.
- III. Paul C. Maggi Trust and Thomas and Sandra McClaskie – Boundary Line Adjustment. John March, of Mountain Mapping, represented the applicants. Mr. March explained that there would be no new lots created. At this time the McClaskies own approximately seven acres; with this boundary line adjustment they will have approximately sixteen acres. Harry Viens asked Mr. Maggi about the proposed conservation easement of his remaining land. Mr. Maggi said that there is no easement in place yet. It was moved by Helen Heiner and seconded by Harry Viens to accept the completed application. The vote was unanimously in favor. It was moved by Helen Heiner and seconded by Richard Drenkhahn to approve the boundary line adjustment as presented. The vote was unanimously in favor.
- IV. Construction Permits. The Board reviewed the following applications:
Edward N. Dane Trust
Paul Maggi Trust
James and Kathleen Elcock

V. Miscellaneous. Harry Viens gave the Board copies of the Natural Resource Maps, including a soil, water, wetlands and a flora and fauna map.

VI. The Chairman adjourned the meeting at 9:15 P.M.

Submitted by,