

CENTER HARBOR PLANNING BOARD
Tuesday, April 7, 2009

The meeting of the Center Harbor Planning Board was called to order at 7:03 P.M. by Chairman Lee Mattson. Those present were: Mark Stearns, Helen Heiner, Barbara Lauterbach, Charley Hanson, and clerk Sheila Mohan.

I. Minutes. The Minutes of March 17, 2009 were approved as written.

II. Bruce Gavarny – Preliminary Discussion of Subdivision. Carl Johnson spoke for Mr. Gavarny. Mr. Gavarny owns two properties on Winona Road. Tax Map 1 Lot 14.2 on the westerly side of the road is .88 acres and Tax Map 1 Lot 18 on the easterly side of the road is approximately 31 acres. Mr. Johnson said that when the waterfront parcel was subdivided, TML #1-14.2, a note was placed on the plan that states this lot cannot be further subdivided and shall remain part of Tax Map Lot #1-18. Another note on the plan states that this lot is lake access for land across the street and that this is a nonbuilding lot. Mr. Johnson asked, if there is a five or six acre piece of land that is not a house lot “married” to the waterfront parcel and they could meet all of the town and state building specifications, could building occur on the waterfront lot. Lee Mattson asked if there would be any issues with the person who owned the lot when the shorefront lot was created. Mr. Johnson said that he didn’t know. Mr. Johnson said that the deed does not say that this is not a building lot; the deed does say that the lot may not be further subdivided. Mr. Johnson said that the plan that was drawn labels this as a nonbuilding lot; he said he assumes that this was because of the size of the lot. Mr. Mattson asked if the septic would be on the waterfront parcel. Mr. Johnson said that if the septic could meet town and state requirements it would be on the waterfront parcel if not it would be on the other side of the road. Mr. Johnson asked if a house on the waterfront parcel would be an option. Mr. Mattson said that he did not hear any opposition from the Board.

III. J. Stewart Paquette, Anatole J. Jr. and Madelyn Paquette Trust and Thomas and Penelope Paquette – Boundary Line Adjustment. Carl Johnson of Associated Surveyors represented the applications. Mr. Johnson gave the Board copies of the deeds and the Mylar. It was moved by Charley Hanson and seconded by Mark Stearns to approve the boundary line adjustment as presented. The vote was unanimously in favor. There is a typographical error on the deeds; Mr. Mattson will advise Mr. Johnson of the error.

IV. Paul Maggi Trust – Subdivision Hearing Continued. John March of Mountain Mapping represented Mr. Maggi. Mr. March presented the Board with a plan that is basically the same as the previous plan with one minor change. The road pin between Lot 7 and Lot 6 was moved 20 feet, to the middle of the driveway. Mr. Maggi told the Board that he met with the Fire Chief regarding the cistern. The Fire Chief sent a letter to the Planning Board recommending the Board require the developer or property owner install a cistern in the subdivision or install a draft hydrant in a pond in the area. The Fire Chief reduced the size of the cistern to 15,000 gallons. Mr. Maggi told the Board that when the third lot is developed the cistern will have to be installed. Mr. Maggi said that

the Fire Chief has identified two possible locations for the cistern. It was moved by Charley Hanson and seconded by Helen Heiner to accept the application as complete. The vote was unanimously in favor. Lee Mattson asked Mr. Maggi if he was still going to require the sprinkler systems. Mr. Maggi said since there is going to be a cistern he is no longer requiring sprinkler systems. However he is going to recommend sprinkler systems be installed. Helen Heiner asked Mr. Maggi if the Fire Chief was comfortable with letting go of the sprinklers and putting in the cistern. Mr. Maggi said that it was the Fire Chief's idea; he made no reference to the sprinklers in their discussion. Mr. Maggi said that there are three big tanks in the Carriage House that would hold 15,000 gallons of water and if he elected to dig a pond to the Fire Chief's satisfaction with a draft hydrant it would probably have 60,000 gallons of water in it. Mr. Maggi said that the pond might be the most inexpensive option and an attribute to the site. It was moved by Helen Heiner and seconded by Charley Hanson to approve this subdivision as presented with the condition that a 15,000 gallon cistern be installed when the third construction permit is applied for. The location of the cistern is to be approved by the Fire Chief. The vote was unanimously in favor.

V. N.H. Music Festival Inc. – NRSPR Continued. Rusty McLear represented the applicant. Mr. McLear presented revised civil engineering drawings in response to NH DES, and a copy of the drawing that will be submitted to the State DOT regarding the site line issues, the DES Stormwater Pollution Prevention Permit will be filed by Paul Fluet after the DES approval of the other items, and they will submit any appropriate permit applications for any site work on the College Road entrance that may be necessary. Mr. McLear said that they have responded to the Lakes Region Planning Commissions comments. They provided the Board with updated landscaping plans, a planting schedule, site lighting drawings, a signage plan, and drawings to be submitted to DOT for tourist directional signage. Lee Mattson said that the department heads will be asked to review the plans again and let the Planning Board know if they have any questions. Mr. Mattson asked Mr. McLear if there were any outstanding issues with the department heads. Both Mr. McLear and Rob Turpin said that they were not aware of any. Mr. Mattson asked the Board members if they had any questions or issues arising from the site walk. Helen Heiner asked if there was enough room for the diagonal parking and the roadway in the area of the Stone House. Mr. Turpin said that the road width will increase. Road Agent Jeff Haines told the Board that he has spoken to a representative of the State DOT regarding College Road and he was told that the project would be a "go" with the plans from Paul Fluet. Mr. Haines said that the road bond should be in the amount of \$84,000 and remain in place for one year after the issuance of the Certificate of Occupancy for Phase 1. Mr. McLear asked that he be notified right away if anyone saw any errors in the plans. It was moved by Charley Hanson and seconded by Barbara Lautebach to accept the completed application. The vote was unanimously in favor. This hearing was continued to April 21, 2009 at 7:15 P.M. Lee Mattson will notify Police Chief Mark Chase, Building Inspector Ken Ballance, Road Agent Jeff Haines and Fire Chief John Schlemmer and let them know that the revised plans are available for review.

VI. Miscellaneous. 1. Helen Heiner informed the Board that the Conservation Commission is starting to work on the Natural Resource Inventory.

2. Charley Hanson will look into getting costs for the Master Plan.

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

Submitted by,