

CENTER HARBOR PLANNING BOARD  
Tuesday, April 21, 2009

The meeting of the Center Harbor Planning Board was called to order at 7:07 P.M. by Chairman Lee Mattson. Those present were: Charley Hanson, Chuck Burns, Barbara Lauterbach, Helen Heiner, Mark Stearns, and clerk Sheila Mohan.

I. Minutes. The Minutes of April 7, 2009 were approved as read.

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

Paul Maggi Trust

Muriel Feely

III Shoreland Permit Application. The Board reviewed the following application:

Lawrence Coolidge

IV. NH Music Festival, Inc. – NRSR Continued. The Board reviewed the Development Agreement. The Agreement will become part of the Minutes. There are 21 bedrooms and 6 kitchens on the property now. There will be 18 bedrooms available in Phase I. Road Agent Jeffrey Haines recommended that the Bond for road repairs be in place until the last Certificate of Occupancy is issued. Lee Mattson asked Mr. McLear if there were plans for new kitchen facilities. Mr. McLear said that they have been discussing a communal kitchen and dining room in the summer units. Mr. McLear said that there would be two types of lodging. The Barn would be turned into dorm units for 50% to 60% of the orchestra members and their families; this might be year round. The second type of lodging would be seasonal units. There will be a stipulation that the housing is for students or orchestra members only. There will be no hospitality type rentals on the property. Mr. McLear said that a long term goal might be to utilize the facility in the winter for students. It was moved by Charley Hanson and seconded by Chuck Burns to approve this Non-Residential Site Plan Application subject to the signing of the Development Agreement including the Approval Conditions as outlined in Exhibit A. The vote was unanimously in favor. It was moved by Charley Hanson and seconded by Chuck Burns to authorize Lee Mattson to work out the final Agreement with the developer. The vote was unanimously in favor.

V. Discussion of RSA 674:21-a. This RSA allows municipalities to enforce development restrictions. The Board discussed this RSA and how it pertains to TML #1-14.2 owned by Bruce Gavarny. There is a note on the recorded plan for this property that says this is a non-building lot. It is the consensus of the Board that this note creates a conservation restriction because it is the applicant's statement of intent to restrict development on this lot. A letter will be sent to Mr. Gavarny referencing this RSA.

VI. The Chairman adjourned the meeting at 8:15 P.M.

Submitted by,