

CENTER HARBOR PLANNING BOARD
Tuesday, November 3, 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: Charley Hanson, Chuck Burns, Helen Heiner, Harry Viens, and clerk Sheila Mohan.

- I. Minutes. The Minutes of October 20, 2009 were approved as read
- II. Work session – Update of the Future Land Use Chapter of the Master Plan. Mike Izard from Lakes Region Planning Commission told the Board that the Land Use Chapter is ready. For the Future Land Use Chapter, Mr. Izard will need the Natural Resource Inventory. Harry Viens said that Rick Van der Pol has done the survey work for the Conservation Commission; the maps are done but Mr. Viens has not seen the final report. Mr. Izard said that he would like the Report when it is ready. Mr. Izard explained that the Natural Resource Map can be used as an overlay to the town map to see where appropriate future development should be. Charley Hanson asked Mr. Izard to contact Rick Van der Pol for the maps and the Natural Resource Inventory. Harry Viens said that there are five Prime Wetlands designated but there are others that are critical. Mr. Izard asked if the Board wanted to make changes to our zoning ordinances. Lee Mattson explained that the Board has talked about it and would like to make changes so that the zoning would be easier to read and be better indexed. The Board Members would also like to see something about, “Cluster Housing”, and something to prevent a future situation similar to the Sheafe Harbor House. Chuck Burns asked if there is anything that could be written to protect a neighborhood from one property owner that does not maintain his property. Mr. Izard said that in aesthetics there is a lot of latitude. Charley Hanson said that he feels that this could become a “slippery slope” with property owner’s rights. Mr. Izard asked for a Historic Resource Inventory. Harry Viens asked if the Board should be encouraging the protection of stone walls. Mr. Izard said that that could be done through architectural or design guideline. Mr. Izard said that if the Board wanted to implement design guidelines they should be in the Site Plan Review Regulations. He will send an example to the Board. Helen Heiner asked about guidelines for windmills and solar panels. Mr. Izard will look into energy guidelines. Mr. Izard brought the revised Land Use Map for the Board to see. Mr. Hanson said that the Selectmen may ask those at Town Meeting about updating the Town Map utilizing the results from the Department of Transportation fly-over. Mr. Hanson told Mr. Izard that the Board has not pursued the Circuit Rider, but if a large project comes to the Planning Board we would like the assistance of a Circuit Rider. The next work session will be on December 15, 2009 at 7:10 P.M.
- III. Miscellaneous. The Board reviewed a letter from the State Fire Marshall to Paul Maggi. The State is requiring Mr. Maggi to install a sprinkler system within 60 days. A Cease and Desist Order is in place at this time.

IV. The Chairman adjourned the meeting at 8:45 P.M.

Submitted by