

CENTER HARBOR PLANNING BOARD
Tuesday, December 15, 2009

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, Harry Viens, Chuck Burns, Barbara Lauterbach, Mark Stearns, and clerk Sheila Mohan.

- I. Minutes. The Minutes of November 17, 2009 were approved as read.
- II. Construction Permits. The Board reviewed the following applications:
 - Marie Gerli
 - R. C. Bigelow, Inc.
 - Waukewan Holdings, LLC
 - Brian Allen
- III. Worksession. Mike Izard from Lakes Region Planning Commission was present. Surveys for the Department Heads have been prepared and will be sent out; the deadline for return is January 18, 2010. Mr. Izard told the Board that the existing historic chapter will be the starting point for the update. The Board discussed the design regulations provided by LRPC. Lee Mattson would prefer that we have guidelines instead of regulations and like the example from the City of Rochester because it is easier to understand. Helen Heiner agrees. Mr. Izard will try to put something together for the Board to review at the next Worksession. Mr. Izard said that he is still waiting for the conservation report from Rick Van de Pol. Harry Viens will contact Bruce Bond who is the Chairman of the Conservation Commission and ask Mr. Bond to let Mr. Van de Pol know that we are waiting for his report.
- IV. Paul Maggi Trust and Edward Nathan Dane RET – Boundary Line Adjustment. John March represented the applicants at this hearing. There is a fence that runs along part of this boundary line. Mr. Dane would like the fence on his property. There will be no setback issues or new lots created by this boundary line adjustment. It was moved by Chuck Burns and seconded by Helen Heiner to accept the completed application. The vote was unanimously in favor. It was moved by Helen Heiner and seconded by Chuck Burns to approve the boundary line adjustment. The vote was unanimously in favor. Mr. March will send copies of the new deeds for the file.
- V. Asquam Real Estate LLC – Site Plan Review Hearing. Luke Dupuis owns Units 4, 5, 6, 7, and 13 in the Senter's Market Condominium and is using the units for retail sales. He would like to rent Units 6 and 7, approximately 1500 square feet, to a physical therapist. There are 2 entrances/exits. Helen Heiner asked about handicap parking. Mr. Dupuis said that there are 2 spaces in the back of the Supermarket, 1 space in front of the Liquor Store and 1 space near the Keepsake Quilting store. It was moved by Barbara Lauterbach and seconded by Chuck Burns to accept the completed application. The vote was unanimously in favor. It was moved by Chuck Burns and

seconded by Barbara Lauterbach to approve the Site Plan. The vote was unanimously in favor.

VI. The Chairman adjourned the meeting at 8:05 P.M.

Submitted by,