

CENTER HARBOR PLANNING BOARD

Tuesday, December 16, 2008

The meeting of the Center Harbor Planning Board was called to order at 7:05 by Chairman Lee Mattson. Those present were: Dari Sassan, Charley Hanson, Chuck Burns, Barbara Lauterbach, Helen Heiner, Mark Stearns, and clerk Sheila Mohan.

I. Minutes. The Minutes of December 2, 2008 were approved with the correction of one typo.

II. New Hampshire Music Festival – NRSPR. TML #4-38.1. Rusty McLear, who is on the Board of Directors, represented the applicant. Mr. McLear explained to the Board that they started the project in 1998, were in to discuss the plan with the Planning Board in 2001, and are back now with a smaller plan. The plan now calls for 700 seats in the Theater, plus the 200 seats in the Salon. Mr. McLear introduced the “Team” working on the project; David Graham, Architect Rob Turpin, and his Associate Adam Morton, Civil Engineer Paul Fluet, and Landscape Architect Douglas Greiner. Mr. McLear gave an overview of how the property presently looks. He explained that there will be 357 parking spaces for patrons. There will be a parking lot within the Loop Road and angled parking around three sides of the Loop Road. There will also be an overflow parking area by the entrance to the property. There will be additional overflow parking adjacent to the Loop Road lot. There will be angled parking spaces along the side and back of the Hall and a VIP parking lot adjacent to the Hall. There will be 15 spaces for staff, and 2 spaces for buses. Mr. McLear said that there will be a second phase of the project which will be housing for the musicians. Rob Turpin said that the Salon have multiple uses; small recitals, lectures, conferences. The Hall will have open porches on two sides, guest artist rooms and storage areas. The main level of Festival House will be a reception space and the upper floor will be an administrative area. They will not be using the Main Hall and the Salon at the same time. The Salon will not be sound proof. Paul Fluet pointed out that the gray shading on the plan is new paving and the white is paving that exists at this time. Mr. Fluet said that the existing septic has a capacity of 5200 gallons a day; they will only need 2100 gallons of capacity. Charley Hanson asked if they would be using that septic for the guest housing. Mr. Fluet said that they is an existing septic adjacent to the farm buildings. There will be a new well and a 30,000 gallon buried water tank. The building will be sprinkled. They will have a storm drain collection system. There will be a detention pond to collect water from the gravel parking lot. Road Agent Jeff Haines asked what they foresee as the traffic pattern. Rusty McLear said there was a traffic study done. There will be someone on the property directing traffic, plus a detail on College Road and at the corner of College Road and Dane Road (Route 25B). Mr. Haines was given a copy of the traffic report. David Graham said that the performances start at 8:00 P.M. and end around 10:00 or 10:30 P.M. Fire Chief John Schlemmer asked if there was going to be parking directly up to the building. Mr. McLear answered, “No.” Dari Sassan asked if there would be any State Wetlands permits required. Mr. Fluet answered that they were not anticipating a need for a permit. Helen Heiner asked about landscaping and fertilization. Mr. McLear said that there is almost no lawn but they hope to have gardens. Doug Griener said that the plan is to have

a native grass mix in the field and the only manicured lawn would be adjacent to the porch of the Festival House. Charley Hanson said that there are mature pines that will have to come down when the Hall is put in. He asked what they would be putting back. Mr. Greiner said that they have to be careful with what they promise to save. Mr. Greiner said that they plan on probably 8 different species. Some white pine, Colorado spruce and some would be deciduous trees. Helen Heiner asked about whether the landscaping design would help with noise protection to the community. Mr. McLear said that they have done an acoustical study; the purpose is to not let sound out or sound in. Mrs. Heiner said that she was thinking about the people walking around on the outside creating the noise. Mark Stearns asked about the lighting. Mr. McLear said that they have changed the look of the lighting; they will be cut off lights. He said that they want it to be as natural as possible. Mr. Stearns said that his concern is for aesthetics and nature. Mr. McLear said that they will do a more detailed plan for the lighting. Steven Caney said that he is concerned about the parking areas; they occupy a lot of developed area. Rob Turpin explained that Symphony Lane and Conservatory Lane are already paved. The existing lower lot is gravel and will stay that way; there will be no formal striping of the spaces. The roadway parking will be striped. The Loop parking lot will be gravel. Jeff Haines asked Paul Fluet if he had looked at College Road and what the construction will do to it and if he envisioned the NH DOT having any concerns. Mr. Fluet said that this is a change in use so the DOT may want an updated driveway permit. Rusty McLear stated that if they damage College Road they will repair it. The Chairman closed the public input at 8:33 P.M. This hearing was continued to January 20, 2009 at 7:15 P.M. Lee Mattson suggested that the Board members take a copy of the plans home to review and compile a list of questions. John Schlemmer told the Board that he sent a set of plans to the Fire Marshal's Office for review. He also said that he has met with Rusty McLear and is planning to have 2 firemen present at all concerts. The Board members decided to ask LRPC for help with this project.

III. The Chairman adjourned the meeting at 8:55 P.M.

Submitted by,

Barbara Lauterbach