

**TOWN OF CENTER HARBOR
PLANNING BOARD**

**Tuesday January 16, 2024
Meeting @ 6 p.m.**

Chair Charley Hanson called the meeting to order at 6:00 p.m. Present: Chair Charley Hanson Vice Chair Pete Louden, Selectmen’s Rep Bill Ricciardi, Member David Nelson, Alternate Member Alan Rilla and Clerk Helen Altavesta. Absent with notice: Secretary Rachel Xavier, Members Steven Brown, Mark Hildebrand and Kelli Kemery.

Public Attendance: Lauren Curran, Carl Johnson Licensed Land Surveyor, John Rokeh, Rokeh Consulting, LL, Center Harbor Fire Chief Tyler D. Driscoll, Edwin Kline, Derek Kline and Kristine Arcand.

Voting Members: Charley Hanson, Pete Louden, Bill Riccardi, David Nelson and Alan Rilla.

I. MINUTES:

Chair asks for a motion on the minutes for December 5.2023. Pete Louden motions to approve the minutes as read. Seconded by Allan Rilla. All were in favor of approving the minutes as read.

II. PUBLIC HEARING:

Chair Charlie Hanson opened the public hearing:

Proposed Zoning Changes: Amendments to Section 10 Center Harbor Water Resources Conservation Overlay District (WRCOD) of the Center Harbor Zoning Ordinance and deletion Section 11:8:2.

Charlie asked Clerk Helen Altavesta if there were any copies of the amendments for the public.

Helen Altavesta- Yes, I put copies on the table if anyone wants one.

Chair Charley Hanson-Does anyone from the public have any input on Section 10 (WRCOD)? Any one that is just walking in can you please sign in and do you have any input on the Conservation Overlay District?

Chair Charley Hanson-Hearing None, I will keep the hearing open in case other people come in and move on to permits. Any questions from the board on permits? None

Chair Charley Hanson- The planning board received an email from Randy Mattson last week and asked if I could read this into the record. This is regarding the proposed police shooting range up at the town dump property which is not in front of the planning board right now. The selectmen are still deciding on what to do, it’s a good chance it would come in front of the planning board to work out the details.

January 13, 2024

Richard, Harry, Bill, Charley and Mark,

First of all, thank you for your continuing service to the Town of Center Harbor. The public hearing on January 10th brought back memories of my time in your shoes. It's never easy to balance different perspectives when people's lives and homes are involved.

The Center Harbor Police Department has maintained police standard qualifications and capably protected our town, without an in-town shooting range, forever. There has been no indication that the training sites currently used by our department will no longer be available to us. It seems to me that we should be able to come up with a plan to continue and improve police training without asking one neighborhood, alone, to bear an extreme burden. I understand the Chief's desire to make things more convenient and perhaps improve the effectiveness of his officers with the proposed range. I do not object to the range being approved, for the proposed location, with some reasonable limitations. This is a quiet, sparsely settled, residential area that is zoned agricultural/rural. We can preserve the character of the area while also meeting the needs of our valued Police Department. For example, permitting use of the site once per quarter (4 times per year - twice the number of required training days), would be perfectly acceptable.

The residents of this neighborhood, including people like me who have lived here for more than 40 years, are going to face negative impacts to our quality of life, not to mention a decrease in our property values. We only ask you to limit those effects by imposing reasonable restrictions like those described above. In particular, you should not ask the citizens of your own town to bear the burden of providing training to Police Departments from other towns. If the range must be open to other Departments, it should be on a very limited basis - within the 4 days per year noted above, and only after our own Police Department has met its own needs. The idea that a small number of Center Harbor residents should have to suffer the impacts of a *regional* shooting range is absurd. Before any decision is made, I encourage the Planning Board to conduct a site visit. Board members should visit my back yard and the front yards of Keyser Road residents during a prearranged training exercise. Board members need to hear what they are asking a small number of citizens to endure. I expect they will conclude that a small number of days per year is the right solution here.

Center Harbor is full of beautifully quiet and serene neighborhoods. If some basic guardrails are not established for this site, College Road and Keyser Road will no longer be in that category. I'm sure many of my fellow citizens are breathing a sigh of relief that their neighborhoods were not selected for this project. I and many of my neighbors are ready to step up and accept a reasonable number of days per year, but that requires leadership from our elected officials in balancing the competing interests here.

Please: you can meet the needs of the Police Department *and* preserve the character of this neighborhood. This is a moment for thoughtful compromise.

--Randy Mattson
74 College Road

Chair Charley Hanson-Does anyone have a comment on the letter? This is not in front of us, I'm just doing this as a courtesy to Randy. Hearing none I'm going to move on to other Business.,

III. OTHER BUISINESS

First order of business: Kline Road Discussion. Who wants to take the lead?

Carl Johnson- I'm a land surveyor in Meredith and I will give a brief presentation to the board and then John Rokeh is going to give you a presentation of the construction of the road and his periodic inspections and then I will wrap it up.

Carl Johnson presented his plan to the board.

Carl Johnson- This plan shows the condition of the road as we speak. As a surveyor what I have done is I located the culverts, the turnaround, and the right of way. There is a driveway at the end of the road to a potential home site on two lots. In my professional opinion in terms of the horizontal location and the vertical alignment of the road it was constructed as designed. Now Jon Rokeh is going to give you an update on the physical characteristics of the road.

John Rokeh set up his plans for discussion.

John Rokeh- What I did for a design there is actually two parts of the road. The initial part of driveway/road leading from the cul-de-sac leading up to the single-family home. Everything from the single-family home and on is the second phase which is all brand new proposed. The contractor Andy Weeks and I discussed what needed to be done by the plans. Once they got started, I met with the road Agent Jeff on site and went through all the structure submittals. I sent this information along, catch basin submittals, pipe submittals, etc. to Jeff explaining what we talked about on site. Andy had laid everything out by our plans. All our permits were completed and finalized up to date as of May of 2022. There was at one point bleeding coming down the embankment, where the road felt a little squishy, we put an undergrade and it dried up everything very well. That is the new part of the road. The older part of the road we basically were cleaning it up, widening it and making sure the ditch was okay. I don't know of any puddles that have shown up or concerns.

Jon Rokeh submitted a letter with photos that he passed around to the planning board. He said that they were emailed today.

Chair Charley Hanson let Jon Rokeh know that we usually don't look at the information if it is not supplied by the Thursday before.

John Rokeh- I apologize.

Chair Charley Hanson- I just wanted to let you know, I don't know what the board will want to do

John Rokeh- When I did my final walk through it was December 20, 2023.

Bill Ricciardi-Is this what these pictures are from?

John Rokeh-Yes, the day I came up to take these photos there was an extreme rain storm the day before and I noticed all kinds of erosion on my way up from Chichester. When I got to the site there were no puddles, or erosion on the road. The drains worked well, all the ditches worked and the drive service was dry. This tells me that Andy Weeks did an exceptional job at building this road. My letter basically says that the road was built according to plan.

Chair Charley Hanson- The code inspector has also been there several times during the construction of the road.

John Rokeh- In terms of the roadway that is my presentation of the road unless anyone has any questions.

Bill Riccardi- This question is more for Carl Johnson. I have a question about the dotted line on the plan, is this the original hammerhead?

Carl Johnson- Yes, this was the original hammerhead and we had some discussion with the road agent and the fire chief were both satisfied with that turnaround and it was adequate. We had to make some changes to the original placement.

Chair Charley Hanson- If I remember the change was driven by DES because of the water in that area.

Bill Riccardi-I just wanted to know why it was moved. The placement is better where it was moved.

Carl Johnson- Yes, I was out there and everything is very stable. The driving force is to see if the planning board is satisfied enough to release the security that was posted by the Klines for the construction of the road.

Chair Charley Hanson- To get the board up to speed it's a financial subject. The Selectmen are technically the code enforcement people but they discussed it and asked us to give our blessings or not. The concern they had was the cul-de-sac was improved but not by the original 1989 approval. We asked the Fire Chief to go down to the road and make sure it was up to the public safety criteria. There was an email stating it was. Bill Doucette and also because of the nature of this project we did involve our attorney to make sure procedurally we were addressing this correctly. The attorney did say that we could approve but we should get the final dimension on the plan for the file. So, in future years (45 years) from now there would be no question.

Fire Chief Tyler Driscoll- Did mention that prior to the improvement they did get a truck stuck on the road, so I became very aware of this road. The road itself does meet the needs of the fire station but that is a very broad statement. We bring those trucks down to a lot of roads that they shouldn't go, that I based on the emergency at hand. We did bring a firetruck down the road, as far as making a big swing with a tanker truck we did not have one on hand. If we needed to have 3 or 4 trucks in an emergency go down their it would be a bottleneck. Either way we would be bottle necked in that road, like most roads in town.

Chair Charley Hanson- Just a note, this is the approved road

Pete Loudon-I just want to make sure that the fire chief is satisfied with the final product.

Fire Chief Tyler Driscoll- Absolutely, it is significantly better than when our big truck got stuck

Bill Riccardi-Numbers, I would like to see the radius on the plan of the cul-de-sac and I don't see any other numbers for the road. It will clearly need to be on the plans for the record.

Carl Johnson- I can address that, I tried to make the plan less busy.

Bill Riccardi- I would like the plan to be updated, if you look at the original plan (Mylar) has all the dimensions the new plan for the file needs to be updated.

Chair Charley Hanson- I would make a motion to approve this so that the letter of credit can be released pending receiving the As Built Plan with the dimensions of the hammerhead and the cul-de-sac to be added on the plan. Seconded by Pete Loudon. All in Favor.

Chair-All we need is a plan, Carl.

Second order of business is the Mylar signing for the Burns Subdivision.

This was already addressed by Carl Johnson. He said he was still waiting for the plan to be stamped by the State before he could drop off the mylar

Chair Charley Hanson-We are still having a public meeting on our Section 10, if anyone here wants to make a comment.

The Chair asked Laura Curran if she had any input but she was at the meeting to hear the letter read and to see if there was anything new or discussed on the proposed shooting range.

Chair Charley Hanson- This is not in front of the board yet.

Laura Curran- When would it come to the planning board?

Chair Charley Hanson-The selectmen haven't decided what they are doing yet.

Chair Charley Hanson- I'm closing the public hearing on Section 10 at 6:30.

Pete Loudon motions to take this version of the Zoning Ordinance to the Town Meeting. Seconded by David Nelson. All were in favor.

IV. ADJOURNMENT:

Chair adjourns the meeting at 6:34 p.m. Next meeting is scheduled for February 5, 2024 at 6 p.m.

****All meetings (unless specifically noticed as “non-public”) are open to the public. The Boards try to encourage as much public participation in meetings as possible. All information such as agendas, upcoming cases and meeting minutes can be found on the town website on the specific Boards page. Anyone wanting more information or looking to get more involved, should contact the Town Office for more information. ****