

TOWN OF CENTER HARBOR  
PLANNING BOARD  
Meeting  
Tuesday, November 15, 2016

Acting Chairman Peter Loudon called the meeting to order at 7 p.m. Board members present, Selectmen's Representative Harry Viens, David Reilly, Kelli Kemery, Bob Coppo and Clerk Aimee Manfredi-Sanschagrin. Charles Hanson and Bill Ricciardi were absent with notice. In the audience Thomas Croasdale and Kathryn McLaughlin.

**Voting Members:** Peter Louden, Selectmen's Rep Harry Viens, David Reilly, Kelli Kemery and Bob Coppo.

**I. MINUTES:** Bob Coppo motioned to accept the minutes of November 1, 2016 as corrected. Seconded by David Reilly. All were in favor.

**II. DISCUSSION – AMBROSE LOTS OFF OF ANTHON ROAD 208-057 & 208-056**

Letter received from Robert Ambrose on November 7<sup>th</sup> authorizing Thomas Croasdale to speak on behalf of Ambrose Bros, Inc. and Ambrose Logging Company, Inc. concerning their lots on Anthon Road in Center Harbor.

David Reilly discloses that Thomas Croasdale is an acquaintance. Mr. Croasdale was hired to do some carpentry work on David's previous home on Lake Waukegan and some additional work on David's current home approximately 30 years ago. David Reilly, I don't think I need to recuse myself for something like that. Chairman states, probably not tonight because this is a preliminary discussion for information only

**Chairman announces, no decisions and no information obtained in this discussion is binding by either party. If the Board cannot answer a question, it will be researched.**

Thomas Croasdale, the reason we are here is because we are in negotiations with Ambrose Logging regarding a purchase of two properties off of Anthon Road (208-057 & 208-056). In researching the minutes, apparently these two lots (referring to 208-052) were attached by lot line adjustment not by subdivision. What we are trying to find out, and it didn't make much sense, why this lot (lot 208-057 closest to Anthon Road) and this lot (208-057 close to cul-de-sac) are attached together causing problems for future sale or usage. What we are hoping to do is to come back with a subdivision change to merge lots 208-057 and 208-056 (lots closest to Anthon Road) and have the road attached to that lot and separate the other 208-057 from the roadway all together.

Bob Coppo asks if it would make the parcel 5 acres. Harry Viens state they are pre-existing non-conforming lots already so they are not required to meet the 5 acre minimum. Bob Coppo, but would that still apply if he is changing things wouldn't it have to conform? Clerk we would need to check that.

Thomas Croasdale, I am not sure why they would attach this lot (208-057 near cul-de-sac) to a road other than normal practice back then. Lots were attached to the road by a developer in order to make sure that the road be completed before the final lot was transacted. Thomas continues, that is no longer permissible according to the State of NH for the record. I want to combine these two lots to make it a better buildable lot, there is some vegetation on the lot and some wetness but that is due to poor drainage off Anthon Road. When I purchase the lot, I want to work with the Town to improve the drainage. Anyway, that is what we would like to do. It is still going to be a private road it will never be a Town Road.

Kelli Kemery, Ambrose owns those parcels now? Thomas Croasdale, yes they bought these properties at a tax sale back in 1986. Since then they have sold two lots and the remainder is how it stands today.

Harry Viens, so the road would remain attached to this lot over here. (referencing 208-057 closest to Anthon Road). Thomas Croasdale, yes. Chairman, you would be responsible for the road. Thomas Croasdale, yes I would own the road. Regardless of which of these lots the road is attached to or if we removed the road completely from the lots, I would still own the road. To my knowledge no one has ever desired to build a house in there. Clerk responds, s construction permit was recently approved for a lot on that road. Thomas Croasdale, ok, well it will be negotiated through the landowner and myself for the upkeep of the road. Even if I combine these two lots, the land will only support a two bedroom home period.

There is additional clarification required from the Board with Mr. Croasdale. Again, the proposal would be to take the existing 208-057, which consists of two parcels and the road, sever the parcel closest to the cul-de-sac from the road, merge

lots 208-57 (lot abutting Anthon Road) and lot 208-56 and have the road attached to that merged lot. The 208-57 lot closest to the cul-de-sac would be a standalone lot for future sale.

Bob Coppo asks where the road would end. Thomas Croasdale points out on the plan where the road would end, which at this time is just a dirt path. The road will end at 208-057 near the cul-de-sac. Thomas Croasdale, I have no intention of upgrading the road at this time. Harry Viens talks about the change in location of the cul-de-sac. The original plan had the circle to the left on lot 208-051 and it was relocated to the right in 1989 according to the plan.

Kelli Kemery, are we giving a decision? Chairman, no decisions or recommendations, this meeting is for information only. Harry Viens, on the surface I don't see any reasons why you could not do what you are looking to do. Chairman, as long as it complies with all the existing rules we have there does not appear to be any problem. Harry Viens, the absolute safety net would be to have Chris Boldt review it and provide his opinion. Harry Viens asks if an attorney has looked at Mr. Croasdale's proposal. Thomas Croasdale, I have had someone review it but I figured it is better to discuss it this way first. Thomas Croasdale continues, Carl Johnson has gone through this, he did the original survey, he researched all the lots and they are all lots of record so there is nothing illegal. The only reason I am here is because in the minutes the combination of the lot across the street and this configuration was done by lot line adjustment it was not done by subdivision change. Clerk, I thought it was a voluntary merge according to the minutes I have reviewed but we will check.

Kelli Kemery, I have a question, lot 208-053 owned by Sullivan, say they want to build a house and the road stops right here (pointing to section on the map located near parcel 208-057 far end parcel) what availability is this property owner going to have to gain access to their land?

Thomas Croasdale, same as the agreement before, they would have to negotiate to have the road built. They would have to come in and put a shared easement on it. Bob Coppo, well all the property owners would have to do that wouldn't they? Thomas Croasdale, yes. The shared driveway is somewhere in here.

Kelli Kemery, the access stops right here (Lot 208-057 far end of 50' ROW) which is what my question is, if this parcel is removed and sold then the access right now stops here.

Chairman, one would hope they have a deeded right of way but we don't know.

David Reilly, Lots 208-55- and 208-54 they have names on them any buildings on those?

Clerk and Harry Viens say no it is land only at the moment. A construction permit was issued on October 28, 2016 for lot 208-052.

Bob Coppo, I think I have to back up my question then, if that is the LeClair property annexed to this other parcel she has to come in off of this road so there will have to be a road, I mean someone will have to build the road. Harry Viens, no she could come in off of Anthon Road I believe. Kelli Kemery, Bob Coppo, he just said no she cannot come in off Anthon because that is where her proposed leach field will be. (Clerk verified with Ken Ballance the access to Vicki LeClair's home would be off of the roadway in question, LeClair's access cannot be directly off of Anthon Road). Thomas Croasdale, parts of the road would be under a landowner agreement and shared access, I just want to know if I can remove lot 208-057 from that and then change the subdivision plan to reflect that. Kelli Kemery, you just basically want to do this for reasons of resale? Thomas Croasdale, yes future resale. Bob Coppo, obviously the numbering will have to be changed if you are going to incorporate 56 & 57 this can't be 57 any longer. Thomas Croasdale, no you would probably have to give it another number that is probably not that hard.

Chairman asks if any other questions or thoughts? Thomas Croasdale, no I just wanted to get a basic feeling on how the Board would go. Chairman, well again barring any unforeseen circumstances there doesn't appear to be any reason why you couldn't do this however, tonight is just information only and nothing said is binding. Thomas Croasdale, I am buying all the lots specifically to combine the two abutting lots to make it a better buildable lot. Most of these lots only support two bedrooms.

Both David Reilly and Harry Viens state he still has to go through the whole process over again and Thomas Croasdale concurred he is aware. Chairman, we have some things to check out on our end so we will do that in preparation for a future hearing.

The Chairman adjourned the meeting at 7:28 p.m. Next meeting scheduled for December 6, 2016 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.