

TOWN OF CENTER HARBOR
PLANNING BOARD
Hearing
Tuesday, April 4, 2017
7 p.m.

Chair Charles Hanson called the meeting to order at 7:00 p.m. Other board members present, Vice Chair Peter Loudon, Selectmen's Rep Harry Viens, David Reilly, Peter Loudon, Bill Ricciardi, Mark Hildebrand, Bob Coppo and Clerk Aimee Manfredi-Sanschagrin. Absent with notice Kelli Kemery. In the audience, Caleb King, Winifred and Gene Boynton

Voting members: Charles Hanson, Peter Loudon, Harry Viens, David Reilly, Bill Ricciardi and Mark Hildebrand.

- I. **MINUTES:** Peter Loudon motioned to accept the minutes of March 7, 2017. It was seconded by Mark Hildebrand. All were in favor.

II. **NEW PB MEMBERS**

Chairman announces new PB member Mark Hildebrand and in the audience tentative new member Winifred Boynton. The Board has one full time member seat available, the Board voted unanimously to appoint Mark Hildebrand to that vacant seat. Winifred Boynton would take the alternate member seat upon appointment from the Selectmen at their next meeting scheduled for April 5, 2017.

III. **INFORMAL DISCUSSION – CALEB KING REGARDING MAP 220 LOT 023**

Letter received from Robert Ambrose on March 30, 2017 authorizing Caleb King to speak on behalf of Ambrose Bros, Inc. concerning lot 220-023, located on Daniel Webster Highway

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.

Caleb King of Natt King Stonework's Inc., explains he met with Ken Ballance to discuss possible options for placing a structure for a business on the front portion of lot 220-023. Caleb would like to know with this particular lot, would there be too much use. The lot has two existing residential dwellings which are currently occupied by renters. We are looking for the Board's input as to whether having another structure on this lot would be an issue or perhaps an option would be to subdivide the front portion of this lot to make it a separate lot of record.

The Board was supplied with a map of the lot to review. Minimum lot size for the CI zone is 40,000 sf.

Bob Coppo asks if the mobile home is occupied, Mr. King responds yes.

Peter Loudon asks if there would be any reason why he could not build at the front of the lot so long as the setbacks are being met. Chairman states he does not believe so. Clerk states the Board would need to check the number of structures using the shared driveway before it would become a road.

Chairman asks if Mr. King has spoken to the State about other access to the lot. Mr. King responds no, he would like to use that same access if possible.

Bob Coppo asks the type of business. Mr. King responds they have readymade column bases and perhaps some specialty stones. We would like to have a bay or two to work out of and then a small retail/showroom in front. Approximate size 30x40 max if possible.

Bill Ricciardi asks if the other structures on the lot would remain. Mr. King responds yes and that he would like to place his structure at the front of the lot close to the road. Bill Ricciardi, are the residents aware of this? Mr. King, yes Rob Ambrose informed them of the situation. Mr. King, Rob would still own the lot I would be leasing the space.

Chairman, we have two things going on. He would need to subdivide the front portion of the lot if that is allowed and then the situation regarding the shared driveway. If that would be the sole access would that change how we need to view what is currently a driveway. If we have to look at it as a road, that would bring about stricter requirements because we have a road specification. Chairman, I will need to run these questions by our Town Planner Mike Izard and will need to get back to you. Any other questions or thoughts?

Mark Hildebrand asks if there would be a zoning issues as well. Chairman responds no I don't believe so this lot is primarily in the commercial zone.

Peter Loudon asks if Mr. King looked at the wetlands. Mr. King responds he has reviewed the Town's online map and the section that shows up as a wetland area is near the trailer and including the buffer there should be no issues for what I am trying to do. Mr. King stated he would have Chip Bollinger walk to the lot.

David Reilly, asks if the granite work would take place on the property. Mr. King states it would be taking place at the location. He refers to a dustless system so debris is contained. David Reilly asks about working with granite and water required to cool down the tools and what would happen with the water. Mr. King responds he does not believe that type of work would be done at a high rate based on the size of the space available. We use a lot of grinders that are loud and kick up sand but we do have ways of mitigating that.

Peter Loudon asks about the noise and will the neighbors hear it. Mr. King responds that most likely they will not notice we are working. If the bay doors are open they may hear something but I don't think it would be anything out of the ordinary for that road. The loudest tool would be a cutoff saw which sounds like a chain saw. Chairman, these are examples of site plan review questions. We will follow up on these other questions and get back to you.

IV. PERMITS:

The Board reviewed permits submitted in the month of March.

IV. OTHER

New Town and Zoning Ordinances distributed to the Board.

LRPC representative- Bill Ricciardi is not able to serve. After discussing what would be involved, Mark Hildebrand volunteers to represent the PB at the LRPC meetings.

Letter from Town Attorney to Ambrose regarding the gravel pit is reviewed by the Board. Attorney for Ambrose has signed off on the draft letter, Board agrees the letter covers the issues that needed to be addressed. **Peter Loudon makes a motion to accept the letter as presented. Bill Ricciardi seconds. All were in favor.**

ADJOURNMENT

Meeting adjourned at 7:33 p.m. Next meeting scheduled for May 2, 2017 @ 7 p.m.

Respectfully submitted by Aimee Manfredi-Sanschagrin.