

**TOWN OF CENTER HARBOR
PLANNING BOARD**

**Tuesday, June 7, 2022
Meeting @ 6 p.m.**

Chair Charles Hanson called the meeting to order at 6:00 p.m. Present Vice Chair Peter Loudon, Selectmen's Rep Bill Ricciardi, Members Kelli Kemery, Mark Hildebrand, David Nelson, Alternate Member Alan Rilla and Clerk Aimee Manfredi-Sanschagrin. Absent with notice Rachel Xavier and Steven Brown. (due to the recusal of the regular clerk for any and all Kline matters, Clerk pro-tem Sheila Mohan transcribed all interactions regarding Kline from the recording).

Public Attendance: Derek Kline

Voting Members: Charles Hanson, Peter Loudon, Bill Ricciardi, Kelli Kemery Mark Hildebrand, David Nelson and Alan Rilla.

I. MINUTES:

It was moved by Peter Loudon and seconded by Bill Ricciardi to approve the Minutes of May 24, 2022 as read. Chairman Hanson asked if there was any discussion, any comments or last-minute changes to the Minutes.

Derek Kline asked if he could make a comment. Chairman Hanson said, "Sure." Mr. Kline said on page 4, Mr. Rilla said, that to some people it may sound like an outlandish thing to have, but from his experience, he has practiced law for twenty years, he has never been involved with a construction project or anything like that where a bond wasn't required.

Bill Ricciardi said that he was going to stop Mr. Kline there. Mr. Ricciardi asked Mr. Kline what page he was on. Mr. Kline answered, "4". Chairman Hanson then asked, "On the May 24th Minutes"? Mr. Kline said on May 3rd. Mr. Ricciardi said that they were on the May 24th Minutes.

Mr. Kline said you said you weren't meeting. You said at our last meeting the next meeting would be in June, and the last meeting was May 3rd, right? Chairman Hanson said that it was but things changed and the board had another meeting in May, they were noticed meetings. Mr. Kline responded, but at the last meeting the next meeting would be in June. Chairman Hanson said that was the original plan and then other things came up, other issues and matters that needed to be heard so we addressed them. Mr. Kline then said that they had asked for an earlier meeting and were told, "No." Chairman Hanson agreed but said things were stacking up.

Chairman Hanson said that he was not going to get into a discussion on this; that they had a meeting in May, May 24th and these are the Minutes we are talking about now. We are going to finish talking about those Minutes. Mr. Kline then asked if Chairman Hanson felt it was unfair. Chairman Hanson said, "No, he didn't think it was unfair". Mr. Kline then said that his father was noticed on the agenda. Chairman Hanson said that they were finished talking about it and they are going to go ahead and vote on the Minutes of May 24th.

Chairman Hanson asked if there were any other comments. Chairman Hanson then asked for everyone in favor to say "aye", no one opposed. The vote was unanimously in favor.

(These Minutes were transcribed by Sheila Mohan).

II. PERMITS:

Moynihan, Martin, Lennox, Sapack, Zelchick. Board reviewed the permits no discussion.

III. OTHER:

Preliminary Discussion with Luke Dupuis of Home Comfort regarding Parcels 102-058 and 102-057. Mr. Dupuis did not come in for this discussion.

Edwin Kline. Chairman Hanson said that Duke Kline was on the agenda for tonight. Edwin Kline was not in attendance. Chairman Hanson asked Derek Kline if he wanted to comment. Derek Kline said that they had asked to expeditiously come back to the Board and that it was shocking that the Board met on May 24th and didn't tell the Klines. Mr. Kline thinks that it was improper on its face. Mr. Louden said that there was notice given on the Website. Mr. Kline said that they could have reached out to them (the Klines). Chairman Hanson said regardless the meeting was noticed.

Mr. Kline asked what was so pressing that the Board had to have a meeting when the Klines were told that they couldn't. Chairman Hanson told Mr. Kline to look at the Minutes and he could see.

Chairman Hanson said that he would comment with regard to Derek's father's matter. At this point there is nothing for the Board to talk about anymore because Derek Kline had filed an appeal to the New Hampshire Housing Board. Chairman Hanson said that they were done, that the Board had given Mr. Kline their decision and Mr. Kline appealed it.

Mr. Kline said, "You can always just take off the conditions and we can end it now and we can just move forward with the road." Chairman Hanson responded, "No, we put the conditions in place." Mr. Kline argued, "But you could take them off." Chairman Hanson responded that they were not going to do that, that they have already discussed this through too many meetings.

Mr. Kline said that he thinks that there is a problem here. He said that the overall problem is that Charley does work out on Kline Road, and hays on Kline Road and still put these onerous conditions on. Mr. Kline said that he feels that Chairman Hanson has a pecuniary and personal interest to screw Mr. Kline over.

Mr. Kline addressed Mr. Rilla and said, "You just moved into town, right?" Mr. Rilla said yes, that he didn't know where all the bodies were buried. Mr. Rilla said that it seems to him, after reviewing Derek's father's file that the Town has given him a wide berth. Mr. Rilla said that it seems all Derek Kline wants to do is fight and make these people look like they are incompetent that you think you are the smartest person in the room. Derek Kline responded, no. Mr. Rilla said that he thought that came across quite clearly. Mr. Rilla said that he looked at the file, that he spent hours looking at the file, with all of the filings, and appeals and complaints and letters and everything else. Mr. Rilla said that they were talking about a road. Mr. Rilla asked Mr. Kline if he wanted this to be over. Mr. Kline said that they would. Mr. Kline asked Mr. Rilla if he knew who proposed the road and then continued, Ken Ballance the Code Enforcement Officer. He said that it was Ken Ballance who had called his father into the town office. Mr. Rilla said there is an old saying, "Dead men tell no tales."

Bill Ricciardi said that as the Selectmen's Representative, he was going to stop this particular discussion right now because it is not appropriate for what the Board is supposed to be doing at our meeting right now. Mr. Ricciardi said that Mr. Kline was on the schedule but he was not on the schedule to discuss this anymore because he had filed an appeal somewhere else. Mr. Ricciardi told Mr. Kline that it is not in our hands anymore. It is out of this and into wherever you took it. So, there is no more discussion about the property or your road at this meeting tonight; you have already taken it to the next level by filing that appeal, correct? Mr. Kline responded, no because the appellate process requires us to meet and confer at another time so we are going to have to be meeting.

Mr. Kline continued by saying that is why he doesn't know if it is appropriate for Charley Hanson to continue on this because Mr. Kline thinks that Chairman Hanson has a vendetta. Chairman Hanson said, "No."

Mr. Kline said that he was just being honest. Chairman Hanson said that he was just being honest too, he is not going to get into anything tonight with Mr. Kline because he tends to be quite litigious. Chairman Hanson said that he has already spoken to the Board's attorney. Chairman Hanson said that they have nothing to discuss and he will leave it at that as far as this matter goes. Chairman Hanson said that they have given their decision and Mr. Kline has appealed it. Chairman Hanson said that they will talk in front of that Board and can have the discussion then, that will be the appropriate place.

Mr. Kline said it could all be done. Mark Hildebrand said we have already voted. Chairman Hanson said we are not talking anymore, Mr. Ricciardi has made a good point. We just need to be done with this discussion, it is as simple as that. (The Edwin Kline minutes were transcribed by Sheila Mohan).

LRPC – Mark Hildebrand, Center Harbor PB Rep to LRPC lets the Board know about the hazardous waste disposal and locations. Also discusses the problem with needles being disposed in the trash and people at the transfer station or providing track pick up are being injured with the needles that are not properly disposed of. Mark shows a box that they had at LRPC which can hold 1500 needles. Annual meeting is in June. There is a housing survey they are circulating and have only had 300 or so responses. Mark is asking that people take a minute to fill out the survey. Clerk states the survey has been on the town website. David Nelson asks if LRPC posts the information on Facebook or any social media. Mark Hildebrand says no, for some reason they ran the information in the newspaper for one day.

Koss Construction, LLC Update – Mark Hildebrand updates the Board that as far as Koss is concerned, he has nothing new to add. The next meeting is June 8th.

Mark adds that the next time the Board sees him he will not only be a Commissioner for LRPC but an Executive Commissioner. He was asked to be part of the executive board and although he has not committed, he will be in communication with them.

ADJOURNMENT: Chair adjourned the meeting at 6:17 p.m. Next meeting July 5th at 6 p.m.