

**TOWN OF CENTER HARBOR**  
**PLANNING BOARD**  
**Tuesday, September 6, 2022**  
**Meeting @ 6 p.m.**

Vice Chair Peter Loudon called the meeting to order at 6:00 p.m. Present, Selectmen's Rep Bill Ricciardi, Members Kelli Kemery, Mark Hildebrand and David Nelson. Alternate Member Alan Rilla, Code Compliance Officer Bill Doucette and Clerk Linda D'Auria. Absent with notice: Charles Hanson, Chair, Rachel Xavier, Secretary, Steven Brown, Alternate Member.

**Voting Members: Peter Loudon, Bill Ricciardi, Kelli Kemery, Mark Hildebrand, and David Nelson.**

**I. MINUTES:**

Chair asks for a motion on the August 2, 2022 minutes with the addition of Member David Nelson as present and Voting Member. Bill Ricciardi motioned to pass the minutes as corrected. Seconded by Mark Hildebrand. All were in favor.

**II. HEARINGS: None**

**III. Public Attendance: None**

**IV. PERMITS:** There were several permits presented in the agenda. Permit #3038 was unclear on what was being done. Bill Doucette clarified it was to cover the underside of a covered porch. There were no other questions or comments on the rest of the permits.

**V. OTHER: Fences and Retaining Walls:** Discussion regarding updating the existing Zoning Ordinance regarding more specific definitions on fences, **Section 4:49** needs to be updated. A detailed description on the placement and specifications for Retaining walls needs to be added as well. It was noted that new fences/walls require a Building Permit and modifying / fixing existing walls would be covered by an PBN (Permit by Notification)

The subject of Tiny **Houses** is an item which may need to be added to the Ordinance **Section 5 /Construction, Buildings, non-conforming uses and Structures**. This is an issue which has come to the attention of Bill Doucette, and may need to be addressed as the availability and affordability of housing in our town is dwindling. He mentioned other towns are looking into this as well. It was agreed some guidelines need to be put in place beforehand.

**VI. ADJOURNMENT:**

Chair adjourns the meeting at 6:45 p.m. Mark Hildebrand motioned to close the meeting David Nelson seconded, all were in favor.

**The next Planning Board meeting is scheduled for October 4, 2022 at 6 p.m.**