

**TOWN OF CENTER HARBOR
PLANNING BOARD**

Tuesday, December 6, 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: Mark Hildebrand, Kelli Kemery, David Nelson, Rachel Xavier, Alternate Member Alan Rilla and Clerk Linda D'Auria. Absent: Absent with notice Steven Brown.

Voting Members: Charles Hanson, Peter Loudon, Bill Ricciardi, Kelli Kemery, Rachel Xavier, David Nelson and Alternate Member Alan Rilla.

Public Attendance: David Harrington, Paul Nardone.

MINUTES:

Peter Loudon made a motion to accept the November 1, 2022 minutes with one correction. Kelli Kemery was present. Bill Ricciardi seconded the motion. All were in favor.

PERMITS: No questions or comments on the permits.

HEARINGS:

Regarding the Continuance for Site Plan Review / Case 2022-10-04. A - Coe Winners, LLC - Map 102-060 Lot 014.

It has recently been brought to the Planning Boards attention that the hearing for the Site Plan Review should have been initially handled by the Zoning Board of Adjustment since they issued a Special Exception to increase of patrons from 100 to 149, on July 18, 2014. Mr. Harrington was directed to submit an Amendment to the Special Exception to the Zoning Board of Adjustment. The board agreed to waive fees associated with the Submission to the ZBA.

Chair suggested we keep the Site Plan review open until after the ZBA hears the case. If they send it back to the Planning Board we can pick up where it was left off. It is important that this is agreed upon by both the Planning Board Members and Coe Winners, LLC to keep this application open. Mr. Harrington agreed with this proposal.

A motion was made by Peter Loudon to keep, Site Plan Review / Case 2022-10-04. A - Coe Winners, LLC open until after the Zoning Board hears the case, it was seconded by Bill Ricciardi all were in favor for a continuance to our January 3rd 2023 meeting, barring what the ZBA determines.

Other:

CAI Technology - Clerk was in touch regarding the fee for overlay updates to our town maps. We are allowed four updates a year under our current contract, so there shouldn't be any issues with extra costs to continue updating as needed. We don't get many changes a year so whenever we get an application where an engineer determines wetland boundaries need to be adjusted, we will collect them and send off to CAI Technology to update as needed.

Lakes Region Planning Commission: Clerk Informed board Susan Slack our Land Use Planner has retired from her position and has been replaced by Christine Marion, AICP, who recently retired bringing 35 years of Planning experience from New Jersey. Christine is working on a part time basis.

There is a clarification of our Town Ordinance regarding 4:4 5 Fences. The board discussed it was a change in language and to remove the line in regards to a dollar amount. Bill Ricciardi made a motion to take the changes of Town Ordinances, 4:9 Fences to Town Meeting. Peter Loudon seconded the motion; all were in favor. The Clerk will post on our website as well as in newspapers and town bulletin boards as to the changes proposed.

Adjournment:

- Chair adjourns the meeting at 6:42 p.m.
- Next meeting scheduled for January 3, 2023 at 6 p.m.