

TOWN OF CENTER HARBOR

PLANNING BOARD

Tuesday, January 3, 2023

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, David Nelson, Rachel Xavier and Clerk Linda D'Auria. Absent: Absent with notice Kelli Kemery, Alan Rilla and Steven Brown.

Voting Members:

- *Charles Hanson, Peter Loudon, Bill Ricciardi, Mark Hildebrand, David Nelson and Rachel Xavier.*

Public Attendance: Dr. Joseph Cariello.

MINUTES: Peter Loudon made a motion to accept the December 6, 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 received in December.

- **Bill Ricciardi** requested some clarification regarding how the different types of permits are being charged. Clerk will discuss with Bill Doucette and forward information to the board as to how fees are determined and will update any changes, if necessary, on the town website.

HEARINGS: Chair opened the public hearing with the Proposed Zoning Changes:

- **PUBLIC HEARING – PROPOSED ZONING CHANGES** Planning Board, per the request of the Building Inspector/Code Enforcement, has proposed changes to Section 4 – 4:9 of the Zoning Ordinances, specifically **Section 4:4:9 Fences**. Proposal of changes have been posted and can be found on our website.

Chair decided to hold voting of the above zoning changes until the end of the meeting in case some town residents joined the meeting.

- **SITE PLAN REVIEW – Owned by: CARCORP Investments, LLC / Case 2022.1122.A**

Non-Residential Site-Plan for a parcel Tax Map 102 Lot 060-009-011 located in Senters Market at 12 So. Main St., Condos 9 through 11.

Dr. Cariello, went over the proposed plan referring to the application plans submitted. He has met with Tyler Driscoll, Fire Chief and Bill Doucette, Code Enforcement Officer in regards to having the Condos (9-11) up to fire and building codes.

Chair made a motion to accept the application submitted for CARCORP Investments, LLC as complete. Bill Ricciardi seconded the motion. All were in favor.

A second motion to approve the application for a change of use was made by Bill Ricciardi. David Nelson seconded the motion. All were in favor.

Application has been **GRANTED** as stipulated on the plans submitted to the Planning Board.

- Chair re-addressed the public hearing for the proposed Zoning Ordinance Changes regarding **Section 4:4:9 Fences** / No residents from Center Harbor attended the meeting to comment or contest the proposed changes. There was no correspondence received. Peter Loudon made a motion to bring the proposed changes to Town Meeting. Bill Ricciardi seconded the motion. All were in favor.

Other: Member, Mark Hildebrandt provided the board with handouts and brief overview of information regarding workforce housing situation in New Hampshire. There is less and less affordable housing statewide and Mark brought us up to speed as to where Center Harbor fits in the mix. There was considerable discussion.

Adjournment:

- Chair adjourns the meeting at 6:45 p.m.
- Next meeting scheduled for February 7, 2023 at 6 p.m.

Respectfully submitted:

Linda D'Auria, Clerk