

**TOWN OF CENTER HARBOR  
PLANNING BOARD**

**Tuesday, October 3, 2023  
Meeting @ 6 p.m.**

Chair Charley Hanson called the meeting to order at 6:00 p.m. Present: Chair Charley Hanson Selectmen's Rep Bill Ricciardi, Vice Chair Pete Loudon, Members Mark Hildebrand, David Nelson and Clerk Helen Altavesta. Absent with notice: Kelli Kemery, Steven Brown, Alan Rilla and Rachel Xavier.

**Voting Members: Charley Hanson, Pete Loudon, Bill Ricciardi, David Nelson. and Mark Hildebrand.**

**I. ANNOUNCEMENTS**

Chair announces that we will be having a hearing on October 17<sup>th</sup> two weeks from today. Helen Altavesta will notify the Planning Board members that we will be having a meeting for a Subdivision and see who can attend.

**II. MINUTES:**

Chair asks for a motion on the minutes for September 5, 2023. Pete Loudon motions to approve the minutes as read. Seconded by David Nelson. All were in favor of approving the minutes as read.

**III. PUBLIC HEARING:**

No public hearings

**IV. PERMITS:**

Chair mentioned there were plenty of permits this month, he asked if there were any concerns or questions on permits. David Nelson brought up two permits that needed to be looked at, permit #3137 and permit #3140. The discussion was that they were missing State Septic approval # and if it's not needed for a replacement, the applicant should be filling out N/A instead of leaving this portion of the application blank. Helen Altavesta will follow up with the Code Enforcement Officer Bill Doucette to get clarification and make sure that this is done in the future.

**V. OTHER BUSINESS:**

**First order of business Proposed ordinance changes and additions to Section 7 Racing of the Zoning Ordinance.**

The Subcommittee assigned to this matter is Selectmen's Rep Bill Ricciardi, Alternate members Allan Rilla and Steven Brown. Bill Ricciardi and Alan Rilla met regarding adding Junk Yard to Section 7. Bernie Volz, a citizen brought this as a suggestion to the committee. The Board said we would investigate and decide the question first, do we need it and if so, do we think what he suggested is appropriate. This is the findings of our subcommittee.

#### **Subcommittee recommendation for Section 7**

- Alan and Bill met and discussed material submitted by the ZBA chairman. Steven was not able to attend.
- We came to the conclusion that the State has numerous RSA's addressing the issue of Junk Yards, and that it would not be in the best interest of the town to complicate town ordinance section 7 by adding any redundant wording already covered by the State. This is the slippery slope often talked about.
- We suggest that any issues regarding "junkyards" and/or "junky yards" be referred to the State. Locally, it should be approached as a health and safety issue, to be investigated by either the town's Fire Chief, Health Officer, Building Inspector, and or Police Chief following a written complaint. See RSA chapter's 128 and 155 as guides. We welcome any input from the rest of the board.
- Alternately, see our own zoning ordinance.

#### **4:4:1 Obnoxious Use**

Any use of property that is extremely objectionable or injurious to the health and welfare of the community is proscribed. This prohibition includes, but is not limited to, the generation of odor, dust, smoke, refuse, fumes, noise, or vibration. The peace, comfort, and safety of the community will receive highest priority in the evaluation of potential property use and in any question of standard, the most stringent of federal, state, and local regulation shall apply.

Discussion on the recommendation from the subcommittee. The Planning Board agreed with their recommendation.

#### **Second order of business: Suggested revision to Chapter 10 Center Harbor Water Resources Conservation Overlay District (WRCOD) of the Zoning Ordinance.**

Subcommittee assigned to this matter is Chair Charley Hanson and member David Nelson. Chair Charley Hanson and David Nelson met and thought that what was submitted was very good. Chair asked if David would want to review the changes.

David reviewed all changes with the committees and the few minor corrections to Maureen Chiasia's original changes. The Board felt it was well written and just wanted to make a few changes. The subcommittee just has to follow up on a few open items. Charley wanted to get clarifications on minor accessory structures from Bill Doucette and also question on page 53, section 10:6:3: 1 item 6. Should it be 100,000.00 not 50,000.00 square feet of contiguous terrain? Helen Altavesta will have Bill Doucette get in touch with Charley to clarify the last changes. The subcommittee should then notify Helen Altavesta so she can finalize the changes.

**Third order of business: Proposed new Budget for 2024**

Discussion on Budget to keep the same dollar amount as this year, but reallocate the expenses.

Chair Charley Hanson Motions to propose the new 2024 budget to be \$ 1,000.00 in Planning Board Expenses and \$4,000.00 in Professional fees, a Total of \$5,000.00 and to be given to the Select Board for approval. Bill Ricciardi Seconded. All were in favor.

**Fourth order of business: Changes to Planning & Zoning Laws in 2023**

Summary of changes to Planning & Zoning Laws- Gave information to the Board for review.

**Fifth order of business: Zoning Board correction on By-Laws.**

Should be for the Zoning Board not for the Planning Board. Helen Altavesta will give to the ZBA for their upcoming meeting.

**Sixth order of business: Zoning Ordinance-10.7 bullet 1**

Discussion on email from Bernie Volz on Sept 26, 2023. The Board suggested that Bernie or Helen Altavesta contact the Zoning Board Lawyer for clarification. Helen Altavesta will give to the ZBA for their review at the upcoming meeting.

Chair just reminds the board that Scott and Sandra Burns have an upcoming Subdivision scheduled for October 17, 2023. Helen Altavesta will notify the members that are not present.

**VI. ADJOURNMENT:**

Chair adjourns the meeting at 6:50 p.m. Next meeting is scheduled for October 17, 2023 at 6 p.m.

**\*\*All meetings (unless specifically noticed as "non-public") are open to the public. The Boards try to encourage as much public participation in meetings as possible. All information such as agendas, upcoming cases and meeting minutes can be found on the town website on the specific Boards page. Anyone wanting more information or looking to get more involved, should contact the Town Office for more information. \*\***