

**TOWN OF CENTER HARBOR
PLANNING BOARD**

**Tuesday December 5, 2023
Meeting @ 6 p.m.**

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

Public Attendance: Charles Brad Allen, Carl Johnson Licensed Land Surveyor

Voting Members: Charley Hanson, Pete Loudon, Rachel Xavier, Steven Brown and Alan Rilla.

I. MINUTES:

Chair asks for a motion on the minutes for November 7, 2023. Pete Loudon motions to approve the minutes as read. Seconded by Steven Brown. All were in favor of approving the minutes as read.

II. PUBLIC HEARING:

CASE: 2023.10-20 A Boundary line adjustment for Map 221 Lot 020 & 21
Charles and Susan Allen and Marie L Copsey Rev Trust. - 30 and 23 Fairway Heights Road

The Chair announces Carl Johnson Licensed Land Surveyor who is representing the applicants for the boundary line adjustment.

Carl Johnson presented the drawing to the board. The applicants are asking for a very small boundary line adjustment. When the original subdivision was done at the end of Fairway Heights, the cul-de-sac was put in and there was a weird area of land that was put in. It actually was part of the Allen's lot and it never really made any sense. It bothered everyone that this little piece was in there as it wasn't a straight line from the cul-de-sac to the back. This is what the applicants are proposing a minor boundary line adjustment. What they are starting off with is a very odd shape lots and ending up with two straight lots. This is what is called an equal lot exchange. It does not create any setback issues. The houses have already been built.

Charles Allen -This area of mine goes into the Copsey's mow able area and it has this small wedge that almost reaches their front steps. It is useless to me, and intrusive to them. The Copsey's and Susan and I have a wonderful relationship and we thought it would be beneficial to both properties at this time. Just in case someone moved and then it became contentious. We decided to take the time and have Carl clean up the lines of the property from a logic stand point. The town still owns some of the cul-de-sac property but that is a Copsey's issue and they are aware of that. The area is so small I might be gaining a foot between the pin and the long dimension.

Carl Johnson- It is only six feet wide on the back and 120 feet long. So, when you get closer to the Cul-de-sac, they are probably gaining less than a foot in the front and making up for it in the back.

Chair Hanson-Carl did you do the work on the original Cul-de-sac.

Carl Johnson- No, but I was an employee of the company that did the work at the time. When this subdivision was happening there was a lot going on, with this development and around the golf course.

Chair Hanson-Was this subdivision done in the late 70's.

Carl Johnson-. I think it was done later than that.

Charles Allen- My house was built in 1987.

Chair Hanson-Any questions for Carl or Mr. Allen?

Pete Loudon-No I'm all good

Alan Rilla- It's pretty straight forward.

Chair asks for if anyone wanted to make a motion that the application is complete. Pete Loudon motions to approve the application as complete. Seconded by Steven Brown. All were in favor.

Steven Brown motions to approve the Boundary Line Adjustment as presented. Seconded by Pete Loudon. All were in favor.

Chair Hanson- We will sign the Mylar after the 30-day appeal period.

Carl Johnson-Before I leave there was a potential for the signing of the Burns Mylar. Unfortunately, I have to wait until the state stamps the Mylar and then I will drop off the mylar for signing.

PERMITS:

Reviewed with one correction of square footage on a renewal. The property owner added an extra zero in error.

III. OTHER BUISINESS

First order of business is the Center Harbor Site plan review changes.

Helen Altavesta has done research on this and the planning board does not have to take these changes to the town meeting. It gives the planning board a little more time to research the suggestions and set up a subcommittee. The planning board is going to ask Bill Ricciardi, David Nelson and Mark Hildebrand if they would be willing to sit on a subcommittee for review of these changes and comes back with recommendations.

Second order of business is the Zoning Ordinance changes of Chapter 10.

The last question for review was regarding Section 10:6:3 should it be 100,000.00 square feet not 50,000.00. This change was not necessary because the 50,000.00 is within the buffer zone. Chair asked if the planning board would like to vote on the changes tonight. Do they feel the changes are acceptable? The last time we can make any changes on this revision will be on the next public hearing that we will schedule in January.

Pete Loudon motions to take this version of the Zoning Ordinance to the Town Meeting. Seconded by Steven Brown. All were in favor.

Third order of business is the Mylar signing for the Burns Subdivision.

This was already addressed by Carl Johnson. He said he would drop off the mylar when it has been stamped by the state.

The Chair asked if the January 16th meeting would still be a good date for everyone. The planning board agreed.

Helen Altavesta brought up changes that Bill Doucette the Code Enforcement Officer would like to address regarding the language in the section for Setback 5:3:1. The language regarding Outdoor Living areas doesn't clearly state that the property owner needs to apply for a Special Exception with the zoning board.

Allan Rilla said he would look into the language and bring to Helen for preparation for January's meeting.

IV. ADJOURNMENT:

Chair adjourns the meeting at 6:26 p.m. Next meeting is scheduled for January 16, 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. **