

TOWN OF CENTER HARBOR
PLANNING BOARD

Tuesday, October 5, 2021
Meeting @ 6 p.m.

Chair Charles Hanson calls the meeting to order at 6 p.m. Present Vice Chair Peter Loudon, Selectmen's Rep Bill Ricciardi, Members Mark Hildebrand, Rachel Xavier, Kelli Kemery, David Nelson, Alternate Member Steven Brown and Clerk Aimee Manfredi-Sanschagrin. In the audience Alan Rilla and Gabrielle-Rose Sanschagrin.

Chair announces to the Board that Alan Rilla of Chase Circle has expressed interest in serving on the Planning Board. Chair states he has submitted a request to the Board of Selectmen to appoint Mr. Rilla as an Alternate Member. During the course of the meeting, Chair provides information to Mr. Rilla on how the Planning Board works and what issues the Board typically deals with.

Voting Members: Charles Hanson, Peter Loudon, Bill Ricciardi, Mark Hildebrand, Rachel Xavier and David Nelson. (Kelli Kemery was delayed and was not a voting member on any of the items up for vote during this meeting).

I. MINUTES:

Chair asks for a motion on the September 7, 2021 minutes. Peter Loudon motions to pass the minutes as read. Seconded by David Nelson. All were in favor of approving the minutes.

II. PERMITS:

Board reviews the permits no questions.

III. OTHER

Appointment of new PB Secretary – Chair Charles Hanson motioned to appoint Rachel Xavier as PB Secretary to replace Bill Ricciardi who recently transitioned to the Selectmen's Rep. Seconded by Peter Loudon. All were in favor.

OSI PB Handbooks – Distributed to all members.

Ordinance Changes Section 5:1 – During the August 3rd meeting, CEO Bill Doucette discussed the need to clarify this section of the ordinance due to some recent issues that arose on permitted projects. Board reviewed a draft document to add in language to clarify the permitting process specific to "Renewals". David Nelson asked a question about the reference in this section to the Board of Selectmen and if that is a technical requirement. Chair explains the CEO is the Selectmen's Representative but he reports to the Selectmen as does Tyler Driscoll the Health Officer. Board agreed that the new language did provide the clarification requested.

Motion: Peter Louden Motioned to recommend the proposed changes for Town Meeting approval. Seconded by Bill Ricciardi. All were in favor.

The Board had also discussed during the August and September meetings changes to the fee schedule, the criteria in which permits are required along with a discussion regarding PBN's however, the Board has decided to table those changes at this time.

Permissive Ordinance – Definition to be added to introduction of the Zoning Ordinance. Board received a draft document which defined the type of Ordinance the Town of Center Harbor operates under. The Chair and Clerk will work on that draft for the Board to review and finalize over the next few months. Steven Brown asks if the Town provides any information to new people coming into town what you can and cannot do on the property and refers to Rachel Xavier as a realtor what process she might use. Rachel Xavier states the Deed would be the first thing they would need to look at. Steven Brown stated when he first bought his property, he was told by the previous owner there were already permits in place to build a garage etc. Rachel states she would always tell a buyer to always check with the Town before doing anything. Bill Ricciardi, it's not up to the Town to do anything for you nor is it up to the real estate agent however, if we don't want to set ourselves up for trouble down the road it might behoove us to give them a little more information or reach out to the Real Estate Agents in the area that when they are selling a house, they should tell their buyers to contact the town. Maybe we should have a packet go out to new owners. Clerk states what used to happen, when a realtor would be listing a property for sale they would come in and ask for the property file go through the file and then if they had additional questions, they would ask us. That doesn't happen anymore. Chair asks when it stopped happening was it because of Covid? Clerk states no it started happening about 4 years ago. We do have some information on line but not what is contained in the property files. Steven Brown suggests that we add into the disclaimer that we are looking to add as an introduction something that states "if you want information about what you can and cannot do seek advice from the town". Peter Louden, it's the property owner's responsibility to check and see what you are being told is fact. Bill Ricciardi, right so how do we get this information that we are looking to add in front of them? Chair, part of becoming a citizen in any community you have to bear some responsibility to know what you can and cannot do. You don't take your rottweiler and let it go down town! Clerk, what you don't??? (Board laughs) Clerk states that was a funny example to use Chair states Clerk derailed conversation. Board laughs Chair asks Gabrielle Sanschagrín if she had any comments to make. Gabrielle-Rose asks what a rottweilers is? Chair states it's a type of dog. Gabrielle-Rose asks what type of dog. Chair responds, a cow herding dog. Gabrielle-Rose states we should let that run around town that would be fun. Board laughs Chair says moving on..... Clerk, to Charley's point, if you are planning on doing some type of construction to their home just getting them to ask the question is important and if we cannot answer it for them, we can get them the answer.

Bill Ricciardi asks how difficult it would be to put a welcome package together for people coming into town. Here is a list of things you will need etc. Chair, why doesn't the Selectboard come up with a "Welcome to Center Harbor" tab on the website? Bill Ricciardi, I will bring that up tomorrow during our meeting. Steve Brown, we could just provide a QR Code so they scan that with their phone and they get all that information. Peter Loudon comments about age and older people may have problems with using their phone for everything.

Clerk states approximately two years ago the town did put an insert into the tax bills about permitting. Chair, so this year's tax bills may be a great way to put a hard copy notice that says to check out our Welcome to Center Harbor page which has information about things you should know like permitting, how to vote here etc. Bill Ricciardi, it's two-fold because it's helping them out and it's absolutely helping us out by trying to deal with some of these things before, they become a problem.

PB Budget – Clerk states the Selectmen would like to know what the PB would like to do for their 2022 budget. 2021 Budget was \$5100 of which \$1223 was used leaving a balance of \$3876. The amount used was noticing for hearings and for LRPC Circuit Rider review. Board discussed and agreed to keep the budget the same for 2022. **Motion: Peter Loudon motions to budget \$5100 for 2022. Seconded by Bill Ricciardi all were in favor.**

Mark Hildebrand who is the Center Harbor Rep gives an update to the Board regarding his last meeting with LRPC. Mark states the meeting was held in Meredith and it dealt with a report by a legislative commission from Concord that did a study on wake boats. I've had some concerns about it myself because I do quite a bit of boating. A wake boat throws a wave roughly twice the height of a regular boat. I have the report here to share (Clerk will scan in the report and send to the Board) it's very thorough. They had participants from the boating industry, wildlife biologists, water sports organizations etc. About 25 years ago, when jet skis started to get popular it was a huge issue in Concord about because some lakes just didn't want them like Squam Lake. An issue came up with a nomenclature it came up as a personal watercraft meaning one person. The legislature came up with a definition of what constitutes a jet ski they used that nomenclature and once it got on paper and it was recognized by the state as such, the boating industry backdoored it and changed it to something else that would be more than one person and I think they used something like jet boats. They decided to have this commission on these wake boats and there are two issues, the main one is the ballast on the boat. They have ballast tanks in the boat and when they first launch them, they have to be empty. When it goes in the lake you load the tanks but when you take the boat out you have to empty the tanks. Chair, so it is an invasive species issue. Mark Hildebrand, well I learned something interesting, there are microscopic invasive species so even if there is ½ cup of water left in that tank and they go to another lake and fill the tank bank up and then

when they pull the boat out and empty the tanks, they are dumping out those microorganisms. Chair, they are not a microorganism but a great example is how the Zebra Mussel got into the Great Lakes caused by barges emptying their ballast tanks. Mark continues, so that is a major concern the other is the wildlife especially the loons because they nest right on the shore line and these things throw a 40" wake. Studies have been done on the fetch you are in, distances from the shoreline and what the proper set back should be from the shoreline. The sad part is the boating commission couldn't really agree on much, the only thing they seemed to agree on is that there needs to be more boater education. I think the town may be getting signage about proper wake boating procedures. They couldn't agree on what the definition of a wake boat would be and again I think that goes back to what a jet ski is. One of the participants was Marine Patrol and their position was they are not there to make the laws they are there to enforce them but what they strongly recommended was make wakeboarding lake specific and for each lake make it area specific. Example on Winnepesaukee make it the broads. If you look at a map of Winnepesaukee there is a landing strip in Alton there are no rafting zones on the chart so I thought why not have a wakeboarding zone. I found it very interesting there is a lot to be learned. The Loon preservation is very concerned about it. The Loon issue is something near and dear to my heart I donate all the lumber for all the loon signs and all the nests in the whole state because they don't want to use pressure treated so I donate cedar for them to use. They preservation had a game cam photo of someone that either went to close to shore and went through a narrow channel that it threw such a huge wake that the game cam motion detector picked it up and it is approximately a 3.5' wave swamping this floating loon nest. There are concerns about it but it goes back to jet skis you have the lobbyist from the boating industry and they are going to be pushing hard because they want to sell boats and a lot of people want to enjoy the boats. 4% of the boats sold in NH are wake boats.

David Nelson asks where it goes now after the hearing. Mark Hildebrand it's been a slow process due to covid, they have been working on this for a year and it's now at the doorstep of the legislature. The committee went out and did their study but the only thing they could agree on was boater safety. The boating industry has agreed to make significant steps in advising people that buy these boats the damage they can do if they don't operate them properly. Another recommendation made by Marine Patrol was that right now you have to be 150' from shore and they want to stretch it out to 300' for a wake boat. Which if you think of how Squam Lake and how a lot of the bays are that will eliminate a lot of area. Clerk, like everything else it will take enforcement and there are not enough Marine Patrol. Our boat is at Bayshore Yacht Club and we can see all the renters that leave Meredith Marina and I'm sure Meredith Marina is telling them it's a now wake zone and they just gun it so telling them is one thing enforcing it is another. Chair responds to David Nelsons original question that the legislature forms these committees to come back with some sort of

recommendation and some member or group of members might sponsor a bill that then that committee would hear and go through the process.

IV. ADJOURNMENT:

Chair adjourns the meeting at 6:36 Next meeting scheduled for November 2, 2021 p.m.