

TOWN OF CENTER HARBOR  
PLANNING BOARD

Tuesday, January 4, 2022  
Meeting @ 6 p.m.

Chair Charles Hanson calls the meeting to order at 6:01 p.m. Present Vice Chair Peter Loudon, Selectmen's Rep Bill Ricciardi, Members Kelli Kemery, David Nelson, Alternate Member Alan Rilla and Clerk Aimee Manfredi-Sanschagrin. Member Mark Hildebrand and Rachel Xavier absent with notice. Steven Brown absent.  
**Public Attendance: NONE**

**Voting Members: Charles Hanson, Peter Loudon, Bill Ricciardi, Kelli Kemery and David Nelson.**

**I. MINUTES:**

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

**II. PUBLIC HEARING – PROPOSED ZONING CHANGES:**

Chair opens the public hearing for the proposed Zoning Ordinance changes. The proposed changes are to Section 5 of the Zoning Ordinances, specifically Section 5:1 Construction Permits. A copy of the proposed changes were made available for public inspection on November 24, 2021 at the Town Office, Post Office and on the Town Website. Notice of the Public Hearing was posted in the Laconia Daily Sun publication dates of December 2, 2021 and December 28, 2021. (Newspaper Publications are available at the Town Office at the Planning/Zoning Department) With no one from the public in attendance for this hearing, the Chair states he will keep the public hearing open and continue to the next item on the agenda.

**III. PERMITS:**

Board comments on all the generators being installed in town.

**IV. OTHER:**

**Update Moultonborough PB Hearing Koss Construction, LLC Bean Road**

Chair reminds the Board that Mark Hildebrand, who is not in attendance this evening, mentioned in an email that he plans on attending the PB meeting in Moultonborough that was continued from December to January 26<sup>th</sup>. Chair states he plans to attend as well. David Nelson and Alan Rilla also plan on attending. David Nelson states he was at the December hearing and the contractor filed a motion to delay until they can get the traffic/road study done first.

Alan Rilla asks if there are any criteria for Center Harbor to get involved with Moultonborough. Chair, in this case yes. Statutorily we have standing because we are an abutter to the proposal before the Moultonborough Board. We don't have any authority but we can provide input. I think it would be prudent for them to consider rational suggestions from us. I'm hoping by going to this next meeting and any that might come after, we can provide our position in a letter to share with the Moultonborough Planning Board. Alan asks if this proposal ties into our sewer system. Chair states

to the best of his knowledge yes. Selectmen's Rep Bill Ricciardi states there are some issues with tapping into water for the wells, conservation issues, Lake Kanasatka Watershed issues, so there are a lot of things to deal with. David Nelson states there were a lot of people commenting on the standing water that is there and that may not be visible for a site view in January or winter months. Peter Louden added that our Fire Department might be the first call based on the location. Chair states he found out recently that since Covid, the Town of Moultonborough has not been calling on Center Harbor FD. Not sure if this is only temporary due to Covid and if this is just for service/medical calls to avoid exposure.

#### **Member Term Expiration/Renewal**

Chair mentions there are some members that are up for term renewal in March of 2022. Those members are Chair Charles Hanson, Vice Chair Peter Louden, Secretary Rachel Xavier and Member Kelli Kemery. Chair states we are trying to stagger terms of Board members so not all terms expire within the same year. There are 4 members with terms expiring 2022, 3 members in 2023 and 2 members in 2024. Chair states he will renew for 2 years bringing the members with terms expiring in 2024 to 3. The other members Peter, Rachel and Kelli. if they wish to continue, would be at a 3-year term to expire in 2025. Rachel provided written confirmation she would like to continue for 3 years. Both Peter and Kelli agreed to another 3-year term. Chair asks the Clerk to email the Board of Selectmen requesting re-appointment of Charles Hanson for 2 years, Peter Louden for 3 years, Rachel Xavier for 3 years and Kelli Kemery for 3 years. Once the Board of Selectmen have approved the re-appointed, the Clerk will contact the members so they can be sworn in by the Town Clerk Mary Richardson.

Chair asks if there is any other business to discuss. Hearing none, the Chair goes back to the Public Hearing on Zoning Ordinance Changes and asks for any public comments. No one from the public attended the hearing. Chair states, hearing no other comments regarding the proposed changes I'm going to close the public hearing at 6:16 p.m.

Chairs asks for a motion to take the proposed zoning changes to Town Meeting.

**Motion: Peter Louden motions to take the proposed zoning ordinance changes to Town Meeting. Seconded by David Nelson. All were in favor.**

#### **v. ADJOURNMENT:**

Chair adjourns the meeting at 6:18 Next meeting scheduled for February 1, 2022 at 6 p.m.