

**TOWN OF CENTER HARBOR  
PLANNING BOARD  
Tuesday, August 17, 2021**

**5 p.m. Site Walk  
51 Smith Farm Lane**

Vice Chair Peter Loudon called the site walk to order at 5 p.m. Board members present Selectmen's Rep Harry Viens, Secretary Bill Ricciardi, Members Mark Hildebrand, Rachel Xavier, Alternate Members David Nelson (arrived at 5:04 due to traffic regarding an accident on rte. 25B), and Clerk Aimee Manfredi-Sanschagrin. Chair Charles Hanson, Member Kelli Kemery and Steven Brown were absent with notice. Public Ralph Bickford and Rob (contractor for Bickford's).

**Vice Chair Peter Loudon provides the protocol for the site walk.**

- The site walk is being recorded
- You should NOT wander around; stay with the group.
- There must be NO discussion between Board members.
- For Board members, if a question is asked, it should be loud enough for all members to hear.
- NO questions will be taken from the public during the site visit. If the public has questions, they can be addressed when the hearing reconvenes.
- NO decisions or votes will be taken during the site visit.
- The Chair or acting Chair is responsible for the Board members and their location on the property; the public is responsible for themselves.

**All members of the Board and members of the public in attendance were instructed to state their name prior to speaking.**

Vice Chair Peter Loudon starts by asking if everyone noticed the road coming into the property and if anyone had any desire or need to revisit walking down and then coming back up. Board members respond no. Bill Ricciardi, I have a question, the road coming in and going up to the Center Harbor/Meredith Town Line the road pretty much looks like what we are seeing here? Ralph Bickford responds yes; we have some work to do down at the beginning I just didn't want to clean that up too much. We will be resurfacing the whole road with ledge pack.

Selectmen's Rep Harry Viens asks for the applicant to show where the Board is standing according to the map. Ralph Bickford shows the location identified as the "y" junction. Ralph states it's approximately 1585' from the "y" junction to the beginning of the Bickford property.

Vice Chair Peter Loudon, asks the bump outs as shown on the map how far apart are they? Rob responds they are approximately 300'+/- apart. The "x" on the map identifies the locations of the turn outs.

Harry Viens, you are going to open up the whole road going down to rte. 25 because it's pretty narrow coming up. Ralph Bickford responds, when the two fire chiefs came up they were fine with that end of the road, near Shirley's property we are going to widen that up. Harry Viens, so you are going to clear and widen all the way down? Ralph Bickford, yes.

Peter Loudon, do you have a set road width. Ralph Bickford, it will be an average of 20' wide it will not be a whole road at that width but there won't be any trees within that 20' width. Rob, the narrowest right now is 14' but we just haven't widened that out yet. On average it's about 16' wide without counting the shoulder. When we clean up the shoulders just gravel to gravel and that is what is existing now so to spread that out. Peter Loudon, so it is deceiving but when you tell me it's going to be 20' on an average and no less than 18'? Rob, yes, I would say that is correct.

Bill Ricciardi, are there any existing culverts or pass throughs that need to be address? Rob, no there isn't but at the very end where you come off of rte. 25 there is a culvert.

David Nelson, the road width on the end entering onto rte. 25? Rob, there is a state plan for that, that has been approved with a deacceleration lane if you're heading towards Meredith and that will be paved, it is mapped out on their approval.

**Board walks to the Center Harbor/Meredith Line. (On the walk up Rob mentions he will be taking a bite out of the hill to lessen the grade). Board approaches the first turn out before getting to the town line.**

Vice Chair Peter Loudon announces the Board is standing at the town line does anyone have any questions? Harry Viens just asks what the elevation is. Ralph Bickford states 657' according to his app.

Bill Ricciardi, do you have a time frame on when you will be finishing this road? Ralph Bickford, we planned to have the first wedding in May but most likely it will happen in October. Bill Ricciardi, this October? Ralph Bickford, no October of next year.

Vice Chair Peter Loudon asks if anyone has any other questions? Hearing none, the **Vice Chair adjourns the site walk at 5:19 p.m. The hearing will commence at 6 p.m. at the Cary Mead Room in the Municipal Building.**