

TOWN OF CENTER HARBOR
PLANNING BOARD
Meeting
Tuesday, July 19, 2016

The Chairman called the meeting to order at 7 p.m. Board members present for the hearing, Chairman Charles Hanson, Selectmen's Rep Harry Viens, Bill Ricciardi, David Reilly, Jackie Baker, Bob Coppo and Clerk Aimee Manfredi-Sanschagrin. Kelli Kemery absent with notice. Applicant Ken Yorston and Surveyor David Dolan were present.

I. **MINUTES:** David Reilly motioned to accept the minutes of June 21, 2016. Seconded by Bill Ricciardi. All were in favor.

II. **HEARING: CONTINUED FROM JUNE 21, 2016 SITE PLAN REVIEW BARTLETT HILL ROAD VACANT LOT 226-014.2 KNOWN AS LOT 3 ON SUBDIVISION PLAN OF ADSC REALESTATE, LLC**

VOTING MEMBERS: Charles Hanson, David Reilly, Jackie Baker, Bill Ricciardi, Harry Viens and Bob Coppo.

David Dolan supplied the Board with a final plan adding all the conditions the Board required from the previous meeting. The Board cross referenced the conditions outlined in the approved minutes from June 21st to the Plan and confirmed all conditions were accounted for on the final plan.

Harry Viens asks David Dolan if the septic on the final plan is in a different location from the previous plan. David Dolan said yes, we swapped the residential dwelling and the septic location. Harry Viens asks if this provides a greater distance from the abutters well. David Dolan states yes, it will be approximately 125' from the well.

Chairman asks if there are any additional questions. Hearing none Chairman closes the hearing.

Chairman, I would entertain a motion to sign the plan as presented.

Motion: Bill Ricciardi motions to sign the plan as presented. Seconded by David Reilly. All were in favor.

Chairman states there is a 30 day appeal on the Planning Boards decision and that a notice of decision will be sent to the applicant within 5 days.

III. **SQUAM LAKE WATERSHED UPDATE-REBECCA HANSON FROM SLA (11:41)**

Rebecca Hanson, Director of Conservation for the SLA requested an informational meeting with the Board to update them on work the SLA has started on updating the 1991 Watershed Plan. The SLA would like to get the communities involved by communicating with the Planning Boards, Conservation Commissions and Select Boards. Rebecca states the Master Plan will be their guiding document for the data they are gathering. Rebecca provided to the Board the vision statement for the Water Shed Plan it reads "The Squam Lakes Watershed is a unique and special place with clean water; a healthy ecosystem; a vibrant and supportive economy; sustainable land uses and development; and access for all in a manner that respects the carrying capacity of the watershed." Rebecca asks the Board what their priorities would be in a Watershed Plan. Chairman responds "are you aware that the Board worked on for the last 2 years and just recently implemented and passed at Town Meeting, what our town planner tells us is the most comprehensive Water Resource Ordinance in the area". Rebecca states she was not aware but very interested in reviewing. Clerk provided a copy of Section 10 from the Center Harbor Town Ordinance. Rebecca asks how the new Ordinance has been received by the Town. Chairman, so far not a peep, we had two public hearings and no one came. Chairman, what is the time line for the Watershed Plan? Rebecca, we are hoping to get it out in a year. Rebecca will keep the Boards updated as to progress and will reach out to Boards for input throughout the process.

IV. **CONSTRUCTION PERMITS**

Board reviews construction permit. Chairman updates the Board on a potential issue with the newly adopted Section 10 as it pertains to boat houses. Code Enforcement Officer is researching the issue and is in discussion with Town Attorney.

The Chairman adjourned the meeting at 7:41 p.m. Next meeting scheduled for August 2, 2016 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.