

TOWN OF CENTER HARBOR  
PLANNING BOARD  
Meeting  
Tuesday, October 18, 2016

The Chairman called the meeting to order at 7 p.m. Board members present, Chairman Charles Hanson, Selectmen's Representative Harry Viens, Peter Loudon, David Reilly, Kelli Kemery, Bill Ricciardi, Bob Coppo and Clerk Aimee Manfredi-Sanschagrin.

- I. MINUTES:** Peter Loudon motioned to accept the minutes of October 4, 2016. Seconded by Bill Ricciardi. All were in favor.

**II. MEMBER STATUS- TEMPORARY APPOINTMENT**

It was suggested by the Chairman to temporarily appoint Bob Coppo as a full voting member due to a vacated seat by Jackie Baker. Chairman asked for a motion.

**Motion: Peter Loudon motioned to have Bob Coppo appointed a full voting member, seconded by Harry Viens. All were in favor.**

**III. ACCESSORY DWELLING UNITS (ADU)- SENATE BILL 146**

Board reviews the changes that would be required to the current Town Ordinance. Those changes fall under Definitions, Section 2:2:20 and Conversion of Existing Structures, Section 5:9:2. Clerk provided a draft document that included the wording for the ballot and the current ordinance with tracked changes. Ken Ballance reviewed the document before it was presented to the Board and confirmed the changes were accurate. The Board is satisfied with the changes and recommends the Town Attorney reviews prior to finalizing and scheduling public hearing.

**Motion: Bill Ricciardi motioned to have Attorney Chris Boldt review. Seconded by Peter Loudon. All were in favor.**

**IV. PLANNING BOARD POLICIES AND RULES AND PROCEDURE**

One item will be added to the Planning Board policies per a vote in October of 1975. The Board agreed this should be added to our current policies under Section D item VI. One change was made to the policy under Section D item V, to remove the word "its" from the first sentence. Clerk mentions that she had Sheila Mohan review the revised policy document and it was the suggestion of Sheila that one policy the Board had marked for deletion remain in place. Clerk will get further clarification from Sheila to provide to the Board at their next meeting.

**V. PERMITS**

Board reviews permit for Markley Dew Point Lane.

**VI. DISCUSSION:**

Heritage Commission public hearing scheduled for October 20, 2016 @ 6 p.m. PB received an invite to attend. Clerk will post notice that PB Members will be attending the hearing. Chairman asks David Reilly what the hearing will be about. (David Reilly is also a member of the Heritage Commission). The Heritage Commission received a grant from the State which they are using as a pilot program. The State is paying for Mae Williams to assist with this project. The idea is that they will produce a document for the Town in terms of what was done historically in the Town of Center Harbor. This document will be helpful in determining areas that would be protected if the State would like to make any changes, David cites the example of Mosquito Bridge. Bill Ricciardi asks what this meeting is going to be about. David Reilly states it is to take input from the public. Mae Williams will have a presentation and she will also be able to answer questions the public may have.

**Chairman:** Getting back to the old Town House this doesn't have anything to do with this other than it is one small piece to this project under the grant.

**David Reilly:** Yes.

**Chairman:** So what is the plan for the Town House now?

**David:** There is a plan, in fact it totals about 60 pages that was prepared by Chris Williams.

**Harry Viens:** Could I add a footnote to that, the document is a vision not a plan because it is way beyond the scope of anything that we are going to be able to do or the Town will finance with tax money. If you read the document, it is about a one million dollar project over 10 years and I just don't see the Town putting resources into it. My take on it personally is that we need to stabilize the building so that it is sealed and weather tight. That is the near term position that I support.

**David Reilly:** That document gives you a plan going forward on what you need to do to accomplish that. Obviously, you cannot do it all at once and you can't expect the tax payers to pick up the tab, I agree with you on that one.

**Harry Viens:** There are also mentions of weddings and farmers markets and all that is strange.

**Bob Coppo:** The footprint isn't all that big is it?

**David Reilly:** It is about an acre.

**Harry Viens:** There is the other problem, to physically use the building you have to do something about ingress and egress. We cannot use the access off of rte. 3 it would have to be off of Waukegan Rd which means you have to cut trees and build a parking lot. If it is going to be for public use then it has to meet ADA codes, you also have to have a bathroom and running water. As you start to put it into use, the cost and the modifications cascade. My feeling is let's just get it stabilized so that we don't lose another building.

**Clerk:** Is Waukegan a State rd.?

**Harry Viens:** Yes.

**Clerk:** So the State would need to approve...

**Chairman:** you would need to have a driveway permit.

**Harry Viens:** We would need a permit from the State.

**David Reilly:** This report lets us know what we are getting into for each stage.

**Bob Coppo:** What is the square footage of the building?

**Harry Viens:** I want to say around 900sf and I am just thinking about the part that is not on the stage. The only other big project might be a couple of points where the foundation needs to be stabilized because it is basically a stacked rock foundation. If you look at the plan, the proposal is to get under there excavate it and pour a full foundation and support it with steel.

**David Reilly:** That was a way of doing it but that is not going to happen. There are other options in there.

**Chairman:** Are they going to talk about what the Heritage Commission is charged to do?

**Harry Viens:** There is a charge there somewhere.

**David Reilly:** It is there.

**Chairman:** Is that already online, on the Town website?

**David Reilly:** Yes, I believe it is.

**David Reilly:** In terms of this discussion with Williams, it is to get a correct inventory of buildings/structures or whatever in the Town. Right now it is so deficient, there are only 22 or so and if you start looking around there are a lot more potentially historical areas. I think the total we are up to is in the 60's including the 22 that are already there.

**Chairman:** Are these mainly private homes?

**David Reilly:** It is a mixture, there are some early houses and obviously the bridge is on there, the one DOT is working on now. There is no intent to have a historic district which would mean you would have to go to them to change the paint color on your house.

**Bill Ricciardi:** But if you wanted to do that, it would be up to the Town? Another words, with the inventory if you found enough places around that were historic, could the State come in and say we want to make the whole place....

**Chairman:** Not the State but the Town could.

**Bill Ricciardi:** So what is the benefit of doing this beside the history, which is great but I mean is there anything to add to that.

**David Reilly:** On this particular project it is not going to cost us any money because the State is picking up the tab. Whatever it is going to cost, the State is paying for it.

**Bill Ricciardi:** See that sends up a red flag for me, when people say it is not going to cost us anything the State is going to pay it and then we are going to pay the State with taxes.

**David Reilly:** You can say that about everybody and anything that you do.

**Chairman:** It is not going to cost us directly.

**David Reilly:** Anything you do is indirect taxation, it is a lousy argument to use because everyone knows it.

**Bill Ricciardi:** Back to my questions is there anything else we gain from this other than historical documentation. Can we turn it into something for the Town?

**Chairman:** We can update the Master Plan.

**David Reilly:** Which is necessary, that section has been the same information for years.

The Town House cannot currently be used for meetings. Harry Viens stated Code Enforcement will allow people to go in the building and look around but it is not cleared for public use.

The Chairman adjourned the meeting at 7:41 p.m. Next meeting scheduled for November 1, 2016 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.