

TOWN OF CENTER HARBOR
PLANNING BOARD
Meeting
Tuesday, May 2, 2017
7 p.m.

Chair Charles Hanson called the meeting to order at 7:00 p.m. Other board members present, Vice Chair Peter Loudon, Selectmen's Rep Harry Viens, David Reilly, Bill Ricciardi, Kelli Kemery, Mark Hildebrand, Bob Coppo, Winnifred Boynton and Clerk Aimee Manfredi-Sanschagrin. In the audience, Rick Hagan and Connor Hayes.

Voting members: Charles Hanson, Peter Loudon, Harry Viens, David Reilly, Bill Ricciardi, Kelli Kemery and Mark Hildebrand.

- I. **MINUTES:** Peter Loudon motioned to accept the minutes of April 4, 2017. It was seconded by Bill Ricciardi. All were in favor.

- II. **BOUNDARY LINE ADJUSTMENT MAGGI/DOLAN- FINAL PLAN/MYLAR**
Chairman announces the final plan and Mylar have been received. The Board gave a conditional approval in March that would allow the verbiage on the plan to be changed based on some concerns from Attorney Nix representing an abutter to the property in question. Carl Johnson Surveyor modified the wording which was reviewed and approved by Attorney Nix. Attorney Nix submitted his written approval to the Board. Board reviews the plan, Vice-Chairman motions to sign the final plan. Seconded by David Reilly all were in favor.

- III. **PERMITS:**
The Board reviewed construction and wetlands permits submitted in the month of April.

- IV. **UPDATE**
Informal discussion follow up from April regarding Caleb King lot 220-023. Chairman mentions we are still working on a response for Mr. King, there is some information that needed to be clarified through LRPC and Code Enforcement first. Chairman and clerk will work on a letter to be reviewed by Mike Izard LRPC and Code Enforcement for approval prior to sending to Mr. King,

- V. **OTHER**
Connor Hayes of Kline road requests clarification from the Board in regards to the Town's ordinance on temporary signs. Connor provides the Board with a copy of Town Ordinance Section 6:2:3 for temporary construction signs. Connor states he has two construction signs on a property located on the corner of 25B and Kline Road where he is building a home for a customer. Connor states he fabricated the signs to be 9 sf, one faces east and the other faces west so he can get the attention of people traveling in both directions. Connor continues, "signs are important for a builder to be able to advertise their work. Because this is a new property I tried to identify myself as the builder and want to make sure I am doing what I am supposed to under the ordinance so I am looking for your direction on interpreting this section. I understand that it is the intent of the law not necessary the letter." Connor continues, I have two separate signs each totaling 9 sf. Chairman, is Code Enforcement saying you can only have one sign? Connor responds yes. Vice Chair states the first sentence of 6:2:3 identifies signs as plural. Selectmen's Rep Harry Viens reference 6:2:2 as being clear that only one sign is allowed but 6:2:3 seems ambiguous. Chairman states because this is an enforcement issue this should go to the Select Board but we can give you an opinion.

Board discussion:

Board discusses the ordinance 6:2:3 for temporary construction signs and how they interpret its meaning. The majority of members felt the ordinance was ambiguous, the wording signifies there can be multiple signs on the site so long as each sign does not exceed 9 sf. References were made to 6:2:2 where it clearly implies a limitation to one sign. The Board concludes their interpretation of 6:2:3 would allow for multiple signs and if this is not the intent then it must be made clear in a revision that would be voted on at next Town Meeting. Board recommends to the Select Board that no action be taken on the removal of the sign. Board of Selectmen will discuss at their next meeting.

- VI. **ADJOURNMENT**
Meeting adjourned at 7:35 p.m. Next meeting scheduled for June 6, 2017 @ 7 p.m.

Respectfully submitted by Aimee Manfredi-Sanschagrin.