

TOWN OF CENTER HARBOR
PLANNING BOARD

Meeting

Tuesday, January 22, 2019

7 p.m.

Chair Charles Hanson called the meeting to order at 7:00 p.m. Board members present Secretary Bill Ricciardi, Selectmen's Rep Harry Viens, Members David Reilly, Kelli Kemery, and Mark Hildebrand. Alternate Member Winnifred Boynton and Clerk Aimee Manfredi-Sanschagrin. In the audience Code Enforcement Officer Ken Ballance, Maureen Criasia, Bernie Volz and David Dolan representing Thomas and Sally Whalen. Vice Chair Peter Loudon was absent with notice.

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

I. **MINUTES:** Approval of minutes from January 8, 2019. Pass unanimously.

II. **PUBLIC HEARING – SUBDIVISION OF LOT 218-008- Continued from January 8, 2019. Case 2019-0108**

Recap: The Board has received an application for Subdivision of lot 218-008 located on 19 Whittier Highway owned by Sally and Thomas Whalen. The proposal is to subdivide lot 218-008, which currently consists of 20.6 acres, into two lots. Lot one will contain a single family dwelling with 5.11 acres. Lot two with a barn will contain the remaining land of approximately 15.49 acres.

David M. Dolan Associates presenting for Thomas and Sally Whalen. Restates all the information that was presented in the January 8th meeting.

Mark Hildebrand asks if someone purchases the bigger parcel and they had animals if it causes any potential problems if they wanted to use the pond whereas it is split between both parcels. David Dolan says no. Bill Ricciardi states they can only drink half the water! ☺ (PB humor thanks Bill). Charles Hanson states the Barn has a well.

Chair asks for a motion to accept the application as complete.

Motion Application: Harry Viens motions to accept the application as complete. Seconded by Bill Ricciardi. All were in favor of accepting the application as complete.

Winnifred Boynton asks if there is any other access to the back portion of the secondary lot. David Dolan says not presently the access to the lot would be from route 25.

Charles Hanson reads into the record a letter received from Nat Dane. Abutter letter will be available for inspection in the PB case file for this hearing.

Motion: Chair motions to approve the application for subdivision as presented on plan "Subdivision Plan of Land of Thomas P. & Sally Whalen dated December 18, 2018". Seconded by Bill Ricciardi. All were in favor.

Chair states there is a 30 day appeal. Mylar and final hard copies will be signed at the Planning Boards March 5th meeting.

III. **PUBLIC HEARING – ORDINANCE CHANGES FOR 2019 TOWN MEETING**

Board reconvenes its meeting on the zoning change proposed from their January 8th hearing. Ken Ballance provides a map that shows how the 25' x 50' grid segment will work more efficiently in regards to tree/ground coverage than what the current ordinance currently states (50' x 50' grid segment). Which will allow more tree disbursement in the grid and eliminate tree clumping and more bare land.

Ken shows the Board by the layout on the plan that in a 50 x 50 grid, trees on the waterfront could be removed and then 50 points of trees could be stacked on one far side of the grid. If you reduce the grid and have the points set to a minimum of 25 points in that 25'x 50' grid you end up saving larger trees. The example Ken gives of having 2 @ 50' x 50' grids side by side, all the trees could be removed and then clumping of 50 points on each far edge of the segments would leave a gap of 80-100' of open space. The stump of the tree is what counts so you could leave 3 big trees along the outer edge of the grid that make up 50 points on that side and do the same on the adjacent grid that creates a big hole as you can see on this plan. My recommendation to the Board was to adjust the grid segment to 25' x 50' and maintain a minimum of 25 points in each grid segment which I believe is what the Board is proposing to the Town.

Chair asks if there are any other questions for the proposals the Board will be making to the Zoning Ordinance for the 2019 Town Meeting. Hearing none the Chair makes a motion.

Motion: Chair motions the approved and recommended changes outlined in the the proposal be taken to Town Meeting. Seconded by Kelli Kemery. All were in favor.

IV. **2019 BUDGET**

Chair motions to approve the 2019 budget as presented (\$3,850.00). Seconded by Bill Ricciardi. All were in favor.

V. **OTHER**

Capital Improvement Plan (CIP) Discussion: Harry states the Select board had a question come up as to why the Town does not have a CIP established. The Board's response was the Town already has expendable trust funds which accumulates money for known projects. The question is, is the PB still happy with that arrangement. After some discussion with Board members the Board agreed they would stay with what the Town already has in place which is to use the expendable trust accounts to fund any proposed projects or purchases. The Board feels no need or requirement to establish a CIP.

Sign Ordinance Discussion: Discussion surrounding the possibility of allowing open flags for every business in Town. Currently our ordinance only allows open flags in the Commercial Village zone. The options are to change the zoning ordinance by zoning changes through the Board, submit a petition warrant article or apply for a construction permit that Code Enforcement would deny because it's not allowed and send the

applicant to the ZBA for a variance. Code Enforcement states you would have to bring forward a motion to allow any business in Town to have an “open” flag. Bernie Volz states the quickest way to accomplish this would probably be to go the route Ken state which would be apply through a building permit receive a denial and go to the ZBA.

VI. ADJOURNMENT

Meeting adjourned at 7:50 p.m. Next meeting scheduled for February 5, 2019 @ 7:00p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.