

TOWN OF CENTER HARBOR  
PLANNING BOARD

Meeting  
Tuesday, September 3, 2019  
7 p.m.

Chair Charles Hanson called the meeting to order at 7:01 p.m. Board members present Selectmen's Rep Harry Viens, Secretary Bill Ricciardi, Member David Reilly and Mark Hildebrand. Alternate Member Winnifred Boynton and Clerk Aimee Manfredi-Sanschagrin. In the audience Lee and Randy Mattson, SLA representatives Roger Larochelle and Rebecca Hanson, other public attendees Derek Kline, Eric Taussig and Rich Bergeron. Absent were Vice-Chairman Peter Loudon, Kelli Kemery and Rachel Xavier.

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

**I. MINUTES:**

Bill Ricciardi motioned to approve the minutes of August 6, 2019 as presented. Seconded by David Reilly. Minutes pass unanimously.

**II. PUBLIC HEARING BOUNDARY LINE ADJUSTMENT (BLA) MATTSON 215-014, 220-002, 220-003 AND SQUAM LAKE ASSOCIATION (SLA) 215-007**

Chair announces the public hearing pertaining to a BLA between properties owned by Lee and Randy Mattson and the SLA. Chair asks if Lee Mattson would like to present, Lee states yes.

Lee Mattson introduces himself and his wife Randy Mattson for the record. The purpose of the hearing is to allow a boundary line adjustment involving three parcels currently owned by Lee and Randy Mattson and a parcel owned by the SLA. The largest parcel owned by the Mattson's, approximately 40 acres which abuts the Belknap Woods property owned by the SLA. This 40 acre parcel would be conveyed over to the SLA. Lee continues, there is a 50' strip that provides access to our other lots which we will be retaining a portion of that.

Chair asks if the access to the 40 acre parcel once conveyed would be accessed from 25B. Lee Mattson responds yes. This parcel will have a conservation easement on it. Bill Ricciardi asks for clarification on the boundary adjustments on the parcels in question. Lee Mattson shows the Board where the new boundaries will be if the Board approves the proposal.

Chair asks if Roger Larochelle as the Squam Lakes Conservation Societies' (SLCS) representative if he has any comments. Roger Larochelle states yes, on behalf of the SLCS in working with the SLA this is a remarkable gift of land that will go into protection and be part of the existing Belknap Woods preserve. The Mattson family in doing this has extended some additional expenses by paying for the survey. It is a terrific addition to the conservation society, it does contain quite a bit of wetlands so its highest and best use is as conservation land. The sequence would be the transfer of the fee from Lee and Randy Mattson to the SLA and in turn the SLA will grant a conservation easement to ensure the land will be protected for all the days to come, it really is a remarkable gift and hope you will join me in appreciation for what they are doing on behalf of the community.

Bill Ricciardi asks a question of Roger Larochelle pertaining to the pink dotted line on the map provided by the SLCS (Existing SLA Lot 215-007). Will the SLCS be creating more walking trails up into the newly acquired property? Rebecca Hanson of the SLA responds there are no plans to create additional walking trails on the new property.

Chair asks if there are any other questions for Lee or Roger. Hearing none Chair asks if anyone would like to make a motion to accept the application.

**Motion accepting the application: Bill Ricciardi motions to accept the application. Harry Viens seconds the motion. All were in favor of accepting the application.**

Chair asks if there is any other discussion or questions on the proposal. Harry Viens states it's extremely generous and a wonderful thing to do for the Town. Lee Mattson, it is nice land but the access to it is very difficult. When we bought the parcel 32-33 years ago from Carolyn Schoenbauer's father and another guy by the name of John Macalister we didn't pay very much for it because one local gentlemen, that will remain nameless, had taken every single piece of wood off of the lot until there was nothing left except raspberry bushes but it all grew back. Chair states he would entertain a motion.

**Motion: Bill Ricciardi motions to approve the plan as presented. David Reilly seconds the motion. Chair asks if there is any further discussion hearing none Chair asks if all are in favor. All were in favor none opposed plan approved as presented. Chair states there is a 30 day appeal process.**

### **III. SECTION – 6 SIGNS**

Chair provides a recap of their last meeting regarding the input received from the hearings held for input on the sign ordinance. Chair requests that the Board members review the following sections and prepare to provide input. (Parts of this discussion were inaudible on the recording due to background conversation by public parties having discussion regarding the boundary line plan from the Mattson/SLA BLA hearing.)

**From previous meeting:** Board is to review 6:3 and 6:3:4 along with perhaps deciding if they should add "no feather flags" to Section 6:6. Board should consider adding "Signs require building permits" to the Site Plan Section and to the Site Plan Application. Under 6:2:1 consider changing that to perhaps removing the charitable and non-profit requirement. 30 day limit on temporary signs may need to be looked at by the Board of Selectmen as it pertains to enforcement of their removal. It was also mentioned by Bill Ricciardi that he would like to request the review of Section 4:4:6:1:8 Home Occupation and determine if they should allow "open" flags if someone is approved to operate a home occupation. Currently open flags are not allowed if the business falls under home occupation.

Chair suggests holding a work session on September 17<sup>th</sup> and to send a request asking that Ken Ballance attend. The consensus of the Board is that there is some confusion in the first two sections and they either need to modify or get rid of one of the sections. The Chairs take on the input sessions is that they like what the Town has it just needs to be enforced. The Chair did not get the feeling people were unhappy with the current ordinance that we may just need to make some minor modifications. Harry Veins agrees and adds he didn't hear any real complaints and was surprised more of the local businesses did not attend the input sessions so maybe that says that what the Town has is working. Bill Ricciardi, yes I agree according to Ken it just sounds

like we just have an enforcement issue. Harry Viens, we have Ken's inventory form that we requested at our last meeting. The Board of Selectmen are going to look at that at our next meeting and send that out to all the businesses to see what is out there and then go from there. Bill Ricciardi, can we maybe review that as well on our September 17<sup>th</sup> meeting before it goes out to the businesses. Harry Viens responded yes that would be a good idea.

It was requested that the Clerk send the Board Members the word documents pertaining to the sections under review to make it easier to document their modifications/input.

#### **IV. PERMITS:**

Board reviewed permits (Sullivan, Tewksbury, Lancaster). Chair asks the Clerk if the Red Hill Farm Road is part of the Red Hill Inn property correct. Clerk responds yes. Bill Ricciardi asks about burying the power lines on Josh Tewksbury's property. Mark Hildebrand responds yes he thinks it's already completed. Harry Viens, I think they need the electrician but also a contractor to dig the trench so there are probably a couple of inspections involved with that permit.

#### **V. OTHER**

**Kernen Subdivision** - Chair states this is regarding the Kernen subdivision signing of the final plans and Mylar. Because the PB policy stipulates the Board cannot sign the Final Plans or Mylar until after the 30 day appeal has expired in this particular case this is our next meeting after the decision and it falls short of the 30 day appeal deadline. Chair continues, typically this would be a conditional approval which as a PB we do not like to do. In this particular case, the plans are finalized so I would say this is an exception to our rule. I would propose the Board authorize the Chair and Secretary to sign the changes at the 30 day mark based on the Board having the ability to review and confirm the changes that were requested at our last meeting. The 30 day mark would be Friday, September 6<sup>th</sup>.

**Motion: Bill Ricciardi motions to approve the Final Plan and authorize the Chair and Secretary to sign the final plans and Mylar on Friday, September 6, 2019. Seconded by Harry Viens. Chair asks if there is any further discussion hearing none the Board votes all were in favor of the motion.**

**Other:** Chair announces the Board doesn't have public input but as we still have someone seated in the audience the Chair asks if there is something he would like to say. The person, without identifying himself to the Board, states "I would like to ask Ms. Manfredi a question about why she didn't recuse herself from the earlier issue/meeting as she is a named co-defendant in a lawsuit with the Squam Lakes Conservation Society and Roger Laroche". Chair responds, "I don't think that's germane to our discussion tonight". The person continues "I would just like to ask her for the record". Chair responds, "Well you know what, this is not the forum for that". Person asks the Chair "would you like to make any comment about the lawsuit" and then asks "are you aware of it". Chair responds, "I am aware of it, who isn't aware of it. We are here to talk business". Person responds "thank you very much". Chair responds "you're welcome". Prior to the person leaving Clerk asks his name at which he responded "Rich Bergeron".

#### **VI. ADJOURNMENT**

Meeting adjourned at 7:29 p.m. Next public meeting scheduled for October 1, 2019. The Planning Board will hold a Work Session for Section 6 which is scheduled for September 17, 2019 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.