

TOWN OF CENTER HARBOR  
PLANNING BOARD  
Work session  
Tuesday, October 1, 2019  
7 p.m.

Chair Charles Hanson called the meeting to order at 7:01 p.m. Board members present Vice Chair Peter Loudon, Selectmen's Rep Harry Viens, Members Bill Ricciardi and Mark Hildebrand and Clerk Aimee Manfredi-Sanschagin. Absent were Kelli Kemery, David Reilly and Rachel Xavier.

**Voting Members: Charles Hanson, Peter Loudon, Harry Viens, Bill Ricciardi and Mark Hildebrand.**

**I. MINUTES:**

Peter Loudon motioned to approve the minutes of September 17, 2019 as presented. Seconded by Bill Ricciardi. All were in favor the minutes pass unanimously.

**II. WORK SESSION – SECTION 6 SIGNS**

Chair provides a recap from the Boards work session on September 17<sup>th</sup> indicating the Board came to the conclusion that it was best to let the process of data collection and enforcement play out and revisit next year. There were a few minor items the Board needed to clean up **Section 6:3 Business Signs** under sub section **6:3:4** to change the word “**building**” at the end of the first sentence to the word “**business**”. Also under **6:3:4** to add “**(Per Business)**” under the table which indicates “Total Square Footage of Signage Allowed”. **Section 6:6 Types of Signs** to add “**feather flag/signs**” to prohibited signs and under **4:4:6 Home Occupation** under sub section **4:4:6:1:8** to add “**and one (1) 3’ x 5’ “OPEN” flag**” to allowable signage.

**III. PERMITS:**

Board reviewed the permits for September no discussion.

**IV. OTHER:**

**Mattson and SLA BLA Final Plans and Mylar:** Request for motion to allow the Chair and Secretary to sign the final plans and Mylar upon the 31<sup>st</sup> day (October 6, 2019) of the Mattson/SLA BLA approval. Final Plans and Mylar were received by the Board however, there was a discrepancy on the plan that needs to be fixed prior to signing. Board decided to make a motion to allow the Chair and the Secretary to sign the corrected plans once received.

**Motion: Peter Loudon motions to authorize the Chair and the Secretary to sign the final plans and Mylar once the correction has been made and after the 30 day appeal period has ended provided no appeal has been submitted to the Boards September 3, 2019 decision. Bill Ricciardi seconds the motion. All were in favor.**

**PB Budget Approval:**

Selectmen's Office is requesting input on 2020 Planning Board budget. In 2019 the budgeted amount for the Board was approved at \$4100.00 of which \$437.25 has been used to date leaving a balance of \$3662.75. Chair states over the last few years there has not been a need for service of LRPC therefore, the PB budget use has been minimal. The Chair states he would consider cutting the budget down to \$2500. Bill Ricciardi asks if for some unforeseen reason the Board needs to use the funds and goes over budget what would happen. Chair responds the Board cannot go over their budget so if it seems something may trigger overspending the Board would have to put expenditures off until the following year. Litigation comes out of a different fund if something the Board is dealing with would require legal

assistance. Chair suggests to reduce their 2020 budget to \$2600.00.

**Motion: Peter Loudon Motions to approve the reduced 2020 budget by decreasing the professional fees amount to \$1500.00 thereby making the total for the Planning and Zoning Budget \$2600.00. Seconded by Mark Hildebrand. All were in favor.**

**Preston Road – Update per Harry Viens**

Request for Preston Road to become a Town Road. Report filed by Attorney Nix to the Board of Selectmen. Selectmen’s Rep Harry Viens provides an overview to the Board regarding the Preston Road inquiry. There was a request by property owners on Preston Road to have the status of the road researched. Attorney Nix was hired on behalf of the property owners and determined that at some point it was a public highway researching back to 1829. Harry states this will be reviewed by the BoS on Wednesday (10/2/2019) and he thought it was prudent to let the PB whereas it pertains to a road. Harry asks if there is any concern or questions regarding the report to let him know and he will forward to the BoS. Harry also adds they need to figure out the process for this if the Town ends up taking back the road on whether or not that needs to be voted on at Town Meeting.

Chair, this is an interesting situation and I had to put on my Selectmen’s hat while I went through this. Roads are challenging and Attorney Nix does make a compelling case but you have to think about over time things can change and there is a gap in his history. It is pretty clear at one time it was a public right of way back in the day but then there is a gap and that’s when he talks about taking an additional 6-8 hours to research that portion. For me what it comes down to at the end of the day is yes, this is a compelling case but you need to have the whole history filled in and in the end it very well may be a town maintained road and for whatever reason that stopped. Harry adds, Jeff Haines states we do plow the road. Chair states, well I think we do maintain part of it. Harry continues, it’s a dirt road which goes up and has a turn around with a gate across it and according to Jeff they plow up to the gate. The only thing I do recall when I did the Selectmen’s institute is that once a road is created it cannot be uncreated but I think we should ask Attorney Nix to fill in the gaps.

**V. ADJOURNMENT**

Meeting adjourned at 7:27 p.m. Next public meeting scheduled for November 5, 2019.