

TOWN OF CENTER HARBOR
PLANNING BOARD
Zoom Meeting
Tuesday, December 1, 2020

Chairman Charles Hanson calls the meeting to order at 6 p.m. Chair announced the meeting was being recorded and provides the protocol of the meeting in accordance with the Governor's emergency order regarding public meetings. (a complete copy of the protocol is contained in this set of minutes)

Chairman starts the meeting with roll call attendance and welcomes back Clerk Manfredi. Thanks Secretary Bill Ricciardi and Member Kelli Kemery for filling in during the Clerks absence.

Chair requests the Clerk commence with the roll call of attendance:

Roll Call: **Chairman, Charles Hanson, present no one else in the room**
 Vice Chair, Peter Louden, in attendance with no one else in the room
 Secretary, Bill Ricciardi, in attendance with no one else in the room
 Selectmen's Rep, Harry Viens, in attendance with no one else in the room (disconnected from
 call during initial roll call stated status upon re-entry)
 Member, Mark Hildebrand, in attendance with no one else in the room
 Member, Rachel Xavier, in attendance with no one else in the room
 Alternate Member, Ken Ballance, in attendance with no one else in the room
 Alternate Member, David Nelson, in attendance his wife was in the room

Not in attendance: Member Kelli Kemery.

All votes will be by Roll Call. Voting members are: Charles Hanson, Bill Ricciardi, Harry Viens, Peter Louden, Mark Hildebrand and Rachel Xavier.

I. MINUTES:

Minutes from November 10th and Minutes from November 17th are to be approved. Chair states there were some questions at the last meeting regarding a few discrepancies pertaining to the use of the word "cul-de-sac" when referring to the "hammer head" The approval of the November 10th minutes had been tabled so the Board could confirm whether or not changes were required. Chair states Bill Ricciardi was able to review the recording and compare to the written minutes to confirm whether or not changes would be required. Chair turns the meeting over to Bill Ricciardi to discuss.

Bill Ricciardi, refers to the following contained in the November 10th, meeting minutes:

1. Page 7 near the bottom stated by Mr. Johnson, "you have to remember that this is not a through roadway. This roadway is used exclusively by the people who live on it. It does not connect to anywhere and in terms of once you get past Mrs. Heiner's actual house there are very few lots that are actually going to be accessed by this road. It is certainly going to be adequate for fire access extending beyond the Hayes house to the new cul-de-sac." I believe he meant to say hammer head.

2. Page 7 next paragraph down from previous correction stated by Kelli Kemery “she remains confused with the life safety piece of this. She said that although we are allowing the ability for fire trucks to get into the property clearly, they will not be able to turn around unless the cul-de-sac down at the end will allow that.” I believe she meant to say hammer head based on the subject of discussion contained in the rest of this paragraph.
3. Page 8 end of first paragraph “Mr. Rokeh said that if the first vehicle arrived it could pull off into the cul-de-sac, once the emergency is over the vehicle could back up and drive away, then the second truck backs up and drives away first.” I believe we were talking about the hammer head and he misspoke and said cul-de-sac so that should be changed to hammerhead. Chair, yes I agree.
4. Page 10 first paragraph 8 lines down Mr. Johnson states “Keeping in mind that whatever the town ultimately approves for this roadway is subject to the State of New Hampshire wetlands Bureau approving this. Mr. Johnson said that they have had an initial discussion with the Wetlands Bureau and Mr. Ricciardi is absolutely right, the portion of the cul-de-sac that shows up on the original subdivision plan is almost entirely in a wetland”. That reference to cul-de-sac should be changed to hammer head.

Bill Ricciardi states those are the only corrections he found. Chair states that was his recollection as well. Chair states that Harry Viens has rejoined the meeting and asks if anyone is with him. Harry responds no he’s alone and apologizes that he is having internet problems. Chair states no worries and identifies Harry as a voting member for this meeting. Chair also states that Mark Hildebrand has joined the meeting and asks if he is alone. Mark Hildebrand confirms he is alone. Chair adds the Mark Hildebrand is also a voting member for this meeting.

Motion: Chair moves to approve the November 10th minutes with the corrections outlined by Bill Ricciardi. Bill Ricciardi seconds the motion. Chair asks if there is any discussion, hearing none Chair asks the Clerk for the roll call vote. Clerk provides the roll call.

Roll Call: **Chairman, Charles Hanson, yes**
 Vice Chair, Peter Loudon, aye
 Selectmen’s Rep, Harry Viens, aye
 Secretary, Bill Ricciardi, aye
 Member, Rachel Xavier, yes
 Member, Mark Hildebrand, aye

Chair asks for a motion to approve the minutes of November 17, 2020.

Motion: Vice Chair Peter Loudon motions to approve the minutes of November 17th. Seconded by, Selectmen’s Rep Harry Viens. Bill Ricciardi mentions on the last page 9 number 5 my copy says 243 dollars. Chair responds yes it states “A bond in the amount of two hundred forty-three dollars (\$243,000) for all future road construction to be valid for at least two years needs to be filed with the Town.....” it should state “two hundred forty-three thousand dollars”. Bill states the numeric value is correct but the written value needs to be amended. Clerk states she will have Clerk Pro-Tem Sheila Mohan make that correction. Chair asks the Clerk to have Sheila also make the corrections on the November 10th minutes. Chair asks if there are any more comments or edits, hearing none **Chair asks the Clerk for the roll call vote, Clerk provides the roll call:**

Roll Call: **Chairman, Charles Hanson, yes**
 Vice Chair, Peter Loudon, aye
 Secretary, Bill Ricciardi, yes
 Selectmen's Rep, Harry Viens, aye
 Member, Rachel Xavier, yes
 Member, Mark Hildebrand, aye

Chair states before they continue, he wanted to take a moment to thank some people that helped with the case we just dealt with.

Eric Taussig requests he would like to note for the record that on November 16th and November 17th two letters were sent by him on behalf of Mr. Kline and they have never been referenced in either the meeting or the minutes. "I would like them to be referenced in the minutes for the meeting of the 17th". Chair asks if those are the letters Mr. Taussig sent requesting the documents? Mr. Taussig, "no those were the letters I sent prior to the meeting pointing out certain issues relating to the road itself and the proposed approval. It is not related to the documents that I requested subsequent that is not the issue at this point." Chair responds, it will be in this set of minutes then that we did receive and I think I did say, I would have to go through the last minutes, that we did receive documents from you. I may not have necessarily gotten that specific of the 16th and the 17th but let record reflect that we did receive letters from Mr. Taussig on the 16th and 17th prior to the meeting on the 17th. Mr. Taussig continues, "the reason for the letter on the 17th was a result of a letter sent by Mr. Fitzgerald who is the Heiner's counsel which I can't recall what the date was of that particular letter but it was prior to the letter I sent on the 17th because it was a response relating to an inaccurate representation and for the record, I would like to have all three letters referenced in your minutes. Chair, "again I think they are actually referenced in general but we can reference them again certainly. We did receive letters from Helen Heiner's Attorney Paul Fitzgerald of the Wescott Law Firm also prior to our meeting on the 17th. That will be in this set of meeting minutes. Does that fill the bill for you Mr. Taussig?" Mr. Taussig, "that is satisfactory, I would ask one further question and that is whether or not the letters that were sent, were distributed to the Board prior to the meeting on the 17th?" Chair states that they were. "As you know, I think, Robin Woodaman was filling in in our administrative capacity and as soon as information like that came in and it was distributed to all the members for consideration to review prior to the meeting". Mr. Taussig responds, "ok thank you very much".

Chair confirms the Board took the vote for the November 17th minutes Clerk confirms the vote was taken.

Chair wanted to take a moment to thank a couple of people first and foremost Robin Woodaman for stepping into the breach. She basically has a job and a half anyway of being the Selectmen's Administrator, in addition she does bookkeeping for the town and to get the administrative role especially in complex issues such as this one, where Mr. Taussig just mentioned there was a lot of information flowing through and to keep that going to all the Board Members so that we could be informed was very helpful so thank you Robin. I would also like to thank Sheila Mohan our retired town clerk because she poured over meticulously over the recordings to make sure that she got the accurate reflection of what was said at all the meetings so thank you very much Sheila. Chair continues, I would also like to give a shout out to Kelli for doing a little extra review of the minutes as a detail person. Thank you, Kelli, even though you are not here. I just wanted to get those in and of course thank you to Aimee for coming back because there is a chance having been away so long, she would have just run off to Canada or something.

II. PERMITS:

Chair asks if there are any questions regarding the Pascoe, Winter-Morrill, Hyslip or Coolidge permits? Mark Hildebrand was curious about the Hyslip permit. Was that building torn down? Bill Ricciardi responds yes. Mark Hildebrand ok is this for a new house? Bill responds yes. Mark Hildebrand doesn't recall seeing a demo permit but says perhaps it was a while ago and he has just forgotten. (For the Boards edification, the DEMO permit for Hyslip was issued on 8/25/2020 under permit number 2846). No other questions about permits.

IV. OTHER BUSINESS:

Chair asks if there is any other business to come before the Board.

Mark Hildebrand lets the Board know he attended the Lakes Region Planning Commission Meeting which was the last one to be held this year. There is a book called "Community and Consequences" and the authors of this book were there. Mark Hildebrand recommended the book which can be purchased online. The original book was published 10 years ago and the new one which is called "Community and Consequences Part II" just came out. It was pretty interesting, 30 years ago median age in NH, we were the 28th oldest state in the country now we are the 2nd oldest state in the country. Belknap and Carroll counties are the two oldest counties in the state. Mark continues, their findings are unless town like Center Harbor do something to address workforce residences or lower income housing, we are slowly committing suicide. I've been here 42 years and I never really thought about it but I like Center Harbor the way that it is. Every town in NH has to come up with an idea for some type of cluster housing. Chairman states that it's quite interesting because Harry actually brought this up a few years back and it came through the co-op as I recall. Is that right Harry? Harry responds yes. Chair continues, we just recently looked at that data. (Clerk had sent data to Charles Hanson and another School Board Member for review. Data link was provided by Harry Viens). Chair, we should look at this again and have a discussion perhaps starting in the early portion of 2021. Harry Viens comments this past year he was appointed to the State Commission on Aging and there is a whole effort in the background that addresses a bunch of underlying issues people are not aware of. If everyone is interested, I can send a link which is the State Plan on Aging. Also, I gave Aimee a link to community profiles. The data in that link is 2 years old but there is also another profile which is compiled using Medicare records. Center Harbor is about 30% seniors, the Medicare data is 65+ but the State profile data is 55+. Harry continues, Sandy Frost and I did a study over the past year we sent out a questionnaire to people in town and received about 30% response roughly. We tabulated the results so we have a pretty good pulse right now on what is happening in Center Harbor. Mark Hildebrand adds that it was a real eye opener for him and one of the issues they discussed was how bad creating a 55+ community is. It causes big problems; it's making the younger people want to move out. David Nelson announces he posted a link to the Leadership NH site that references the video Mark was referring to. <insert link address>.

Bill Ricciardi asks Rachel Xavier if she, as a Real Estate Agent, has she seen a trend with younger people moving into the area? Rachel responds, this year a lot of younger people moved because a lot of them could work from their home office where they had been living and working near Boston the majority of them could work from home. Some companies have said their employees are doing a better job working from home so consider this an indefinite work model to work from home which is resulting in a lot of people moving up here. Rachel continues, last year and the year before that sales consisted of semi-retired, retired folks. Harry adds, a critical component for the people that work from home is having a good broadband connection. Harry also adds there is a provision in the

planning ordinances for conservation communities which allow cluster housing and houses closer together. Chair adds, yes, it's in the subdivision regulations. Harry responds yes, it's in the subdivision regulations so just wanted you to know we do in-fact have something in our town that allows that.

Ken Ballance adds, over the last thirty years we've gone through this four times that I know of as far as surveys and if we do comply or don't comply. One thing that's not being considered is that the state wide law about ADS's is exactly this. The more ADU's you do the better off you are. Each time the town has been surveyed, it has come down to we have so much desirable property, that we as a town, won't run out of tax money. Ken continues, we may run out of people that can dish out ice cream but we won't run out of tax money. The ADU is a state wide initiative to create cluster housing and we do have one in town which is on Laurel Glenn off of Keewaydin Road. Acreage is very limited in the town and it's going to be very difficult to find acreage that someone is going to put up available for cluster housing. Chair states to Ken's point, the subdivision for Paul and Jan Maggi, the surveyor suggested cluster housing and the Maggi's were not interested. It wasn't for a lack of trying to initiate but there was no interest.

Chair asks if there is any other business to discuss. Clerk has an item to add. Clerk states the comments made by Mr. Taussig will have to be transcribed by Sheila Mohan so I will defer that to her. Chairman, ok great. Bill Ricciardi, also if I recall correctly Mr. Taussig's letter came an hour before our meeting. Chairman, yes that's correct Bill. Bill Ricciardi, not enough time to read it or digest it. Chair, regardless, like I said I'm almost positive that it is in the minutes we just approved but whatever, we will make sure, because we haven't technically adjourned yet, that your comments Aimee are reflected in these minutes which is that you will only prepare the minutes up to and after the Taussig comments. Clerk responds thank you.

V. ADJOURNMENT:

Chair reminds the Board the next meeting is scheduled for January 5, 2021 via Zoom. The Board wishes each other happy and safe holidays.

Chair adjourns the meeting at 6:44 p.m.