

CENTER HARBOR PLANNING BOARD
Tuesday, February 2, 2010

The meeting of the Center Harbor Planning Board was called to order at 7:00 P.M. by Chairman Lee Mattson. Those present were: Helen Heiner, Mark Stearns, Harry Viens, Barbara Lauterbach, and clerk Sheila Mohan.

- I. Minutes. The Minutes of January 5, 2010 were approved as read.
- II. Edward Dane Trust – Boundary Line Adjustment and Subdivision Hearing. Jim Hambrook represented the Dane Trust for this Hearing; Don Berry and Roger LaRoche were also present. This project includes two boundary line adjustments and one subdivision. There is an existing four acre lot that fronts on Dane Road. The northerly boundary line is going to be moved up to create a twenty-two acre lot that will be retained by the Dane Trust; that lot will be referred to as Lot 60.2. The proposed new lot will be 6.4 acres with frontage on Center Harbor Neck Road and will be referred to as Lot 60.3. The section of the gravel drive from Dane Road to the new lot will be discontinued. This new lot has an existing house, garage, shed and artisan well. There will be two boundary line adjustments of equal area between Lots 60 and 61. Lot 61 is owned by the Jonathan D. Halsey 1990 Trust and the Pamela C. Halsey 2008 Revocable Trust. The driveway for Lot 61 encroaches on Lot 60; this adjustment will alleviate the encroachment. Lee Mattson asked if there was going to be a boundary line adjustment with the Mardin property. Mr. Hambrook said that had not come to fruition. There will be three gravel parking areas. One will be across from the Proctor Sanctuary, another will be near the power lines on Dane Road and the third will be on High Haith road adjacent to TML #6-63. There will be about seven miles of trails and a snowmobile corridor. Roger LaRoche said that they are hoping to close on the property in early March; then they will attend to the trails. They do not intend to groom the ski trails. It was moved by Helen Heiner and seconded by Mark Stearns to accept the completed application. The vote was unanimously in favor. It was moved by Barbara Lauterbach and seconded by Helen Heiner to approve the boundary line adjustments and the subdivision subject to the revisions that are to be made to the plan regarding the numbering of the lots. The vote was unanimously in favor.
- III. Construction Permits. The Board reviewed the following applications:
Paul Maggi – 2
Winnepesaukee Flagship Corp.
- IV. Wetlands Bureau. The Board reviewed the following application:
Allan C. Hale Sr. 2004 Revocable Trust
- V. Miscellaneous. The Energy Committee has applied for two grants for the installation of photovoltaic cells on the roof of the Municipal Building.

VI. The Chairman adjourned the meeting at 7:55 P.M.

Submitted by,