

## CENTER HARBOR PLANNING BOARD

Tuesday, February 3, 2009

The meeting of the Center Harbor Planning Board was called to order at 7:07 P.M. by Chairman Lee Mattson. Those present were: Dari Sassan, Charley Hanson, Helen Heiner, and clerk Sheila Mohan.

I. Minutes. The Minutes of January 20, 2009 were approved with one correction. The word “merge” was added to III. Other Business.

II. Construction Permits. The Board reviewed the following application:

Winship Moody

III. NH Music Festival Inc. – NRSPR Hearing Continued. Rusty McLear represented the applicant. Mr. McLear told the Board that since the last meeting, which was December 16, 2008, they have addressed the concerns and questions resulting from Mike Iazard’s review of the plans presented to the Planning Board. Mr. McLear presented the Board with a written response to those questions. Paul Fluet, of Fluet Engineering Associates P.C., has met with Amy Clark from DES regarding the Alteration of Terrain Permit. Mr. Fluet has to document some drainage flows as it exists on the property and some modifications to the drainage report to complete. Mr. Fluet expects to complete this by the end of the month. Douglas Greiner of g2+1 LLC is the landscape architect for this project. Mr. Greiner said that their goal is to preserve what they have. The meadow will be restored where needed and maintained. The wooded area will be untouched except for a couple of areas. Mr. Greiner said that their priority is to preserve as many large trees around the loop road as possible. Mr. Greiner said that the plans are for large canopy trees in the parking areas, flowering trees near the break out patio, and small shrubs, evergreens and perennial flower beds. Charley Hanson asked what material would be used for the patio and walking areas. Mr. Greiner said that he was not sure; they may use brick modular pavers. They are checking to see if Boston pavers are ADA compliant. An alternative could be granite slabs. Some of the walks may be crushed road mix with a topping of crushed granite. The parking lot will be gravel; a small area may be paved for handicap parking. The slope will have rip rap with possibly a top soil blanket on top and a special seed mix to vegetate the area. The ten foot wide pathway from the parking lot is not intended for vehicles but emergency vehicles could use it. Mr. Hanson asked if there was anything planned for the area from Symphony Lane to Route 25B. Mr. McLear said that there is nothing planned for that area. Architect Rob Turpin said that there would be two types of light fixtures. The walkways would have a thirty-six inch high full cut-off fixture that would direct the light down. The parking lots would have pole mounted full cut-off fixtures. The poles would be either thirteen or seventeen feet tall. They would be very direct controlled lights. Lee Mattson asked if they would turn the lights off after the function is over. Mr. McLear said that some of the lights would be left on for safety. Don Mendzela of 466 Dane Road asked about the hours of operation. David Graham said that the concerts start at 8:00 P.M. until around 10:00 P.M. The nights of the performances would depend on the music series. It could be Tuesday, Thursday, and Friday, or Thursday and Saturday, or Thursday, Friday and

Saturday. It would be for six weeks, historically July through August 20<sup>th</sup>. Mr. Mendzela asked about traffic flow. Mr. McLear said that they have had a traffic study on Route 25B. Mike Marino of Keewaydin Road asked if the police will assist with traffic going into and out of the property. Police Chief Mark Chase said that he anticipates three detail officers, paid for by the NH Music Festival will be doing traffic duty. Chief Chase asked what the plan is for traffic exiting the property. Rob Turpin explained that the general intention of getting the cars off the property would be to have the cars in the lower parking lot exit from the lower roadway and the cars in the lot near the building would exit from the upper road and travel down College Road to Route 25B. Elwin Norton of Keewaydin Road asked if they anticipate other people using the facility. Mr. McLear said, "No." David Graham said that the facility might be used by school children during the school year. Helen Heiner asked if there would be year round usage. David Graham said that the Salon and the offices would be used all year. The applicant has agreed to make repairs to College Road if necessary. Mr. Mendzela asked where the dormitories will be. Mr. McLear said that the housing for the musicians will be in the existing barn and three buildings; there would be about sixty musicians, and they would not exit the property from that part of the property. Any new lodging would be to the same scale as the buildings that are there now. Mr. Mendzela asked if this is a taxable property. Mr. McLear said that they are a tax exempt organization but they do pay the municipal portion of the tax bill and he wanted to go on record to say that they will continue to pay the municipal tax. This hearing was continued to March 3, 2009 at 7:15 P.M.

IV. Miscellaneous. 1. Minutes of Planning Board meetings, Agenda, Construction Permit applications, Land Use Applications, letters, memos and possibly plans will be emailed to the Board members on the Friday afternoon preceding the before the Planning Board meetings. The original paperwork will be maintained in the Planning Board files and copies will be provided for the meetings.

2. Charley Hanson reported that the two warrant articles, the funds for the Master Plan and the Circuit Rider Planner, received no comments at the Budget Hearings.

V. The Chairman adjourned the meeting at 9:00 P.M.

Submitted by,