

CENTER HARBOR PLANNING BOARD

Tuesday, February 17, 2009

The meeting of the Center Harbor Planning Board was called to order at 7:10 P.M. by Chairman Lee Mattson. Those present were: Mark Stearns, Helen Heiner, Barbara Lauterbach, Charley Hanson, and clerk Sheila Mohan.

I. Minutes. The Minutes of February 3, 2009 were accepted with the following corrections: add Mark Stearns' name to those present; in Paragraph III. NH Music Festival, insert Consulting Planner before Mike Izard's name; in the seventh line change "drainage flows as it exists" to "drainage flows as they exist"; near the bottom of Page 1 after 8:00 P.M. change "until" to "and finish"; on Page 2, on the second line insert "performed" after "study"; and in Paragraph IV. Miscellaneous, on the third line delete "before the".

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

Bailey Park Properties, LLC
Kimball Island Trust

III. Paul Maggi Trust – Subdivision Hearing. TML #6-24. John March, of Mountain Mapping Surveying & Cartography, represented Paul Maggi, who was also present. This property is approximately 103 acres. The subdivision would create eight additional lots. In October the Planning Board discussed cluster housing for this subdivision with Mr. March and he believed, at that time, that it was a good idea that should be explored. Mr. March explained that he did not think that cluster housing would work for this property due to physical features of the lots. Mr. March said that the remaining property will remain open. Building Inspector Ken Balance has asked that the well radius, septic location and house location for each lot be put on the plan and agreed to by the Planning Board. Test pits have been dug on all of the lots. Charley Hanson asked if any thought had been given to shared driveways. Mr. Maggi said that he might be able to do that on some of the lots. Mr. March said that he will draw up a long term driveway maintenance agreement for the shared driveways. There will be a note on the plan and reference in the deeds regarding the driveway maintenance agreement. When Mr. March came in originally Lots 7 and 8 were combined as one lot. Charley Hanson asked why that lot was divided into two lots. Mr. Maggi said that the intention of this subdivision is to create as many lots as reasonable or workable from the edge of the field along Center Harbor Neck Road to the Audubon Society property. Mr. Mattson asked how much of the open space would be dedicated to being open space. Mr. March said sixty-four acres. Mr. Mattson asked Mr. Maggi what the connection will be between the lots and the open space adjacent to the lots. Mr. Maggi said that he is trying to provide access, by way of trails, from the lots to the Audubon Society property. Mr. Maggi told the Board that he would like to have a seventy-five foot wooded buffer between the houses and the road and plans to put that as a restriction on the lots. Mr. Hanson asked Mr. March if he was able to locate the Town right-of-way for Center Harbor Neck Road. Mr. March responded that he is not aware of anything written regarding the right-of-way. Helen Heiner asked Mr. March about the "open area" on Lot 6. Mr. March said that the house could go in that

area. Mrs. Heiner asked Mr. March about the driveway crossing wetlands on Lot 7. Mr. March said that there is an old road in that area and they have applied for a culvert permit. Mr. Hanson asked Mr. Maggi if there will be any lighting covenants on the lots. Mr. Maggi said that the only thing that he has in the covenants that he has been working with is that there can be no lighting of tennis courts. Mr. Maggi indicated he will investigate "dark sky lighting". Tony Halsey, an abutter, is concerned about the cutting of trees along Center Harbor Neck Road when the utilities are installed. Center Harbor Neck Road is designated as a scenic road. Mr. March said that he will submit this plan to the New Hampshire Electric Co-Op. Mark Stearns said that he is concerned about the possible clear cutting of trees from the houses to the road. It was suggested to Mr. Maggi that he could restrict the cutting of trees in the covenants. Mr. Maggi provided the Board with a copy of the covenants he has drafted and indicated that the setback from the right-of-way has been addressed. This hearing was continued to March 17, 2009 at 7:15 P.M.

IV. Miscellaneous. 1. Lee Mattson has composed Approval Conditions for the NH Music Festival's NRSPR, and a Development Agreement that would be between the Town and the NH Music Festival explaining the project and responsibilities of the NH Music Festival. Mr. Mattson asked the members of the Board to review both documents and make suggestions for any changes they would like to see in either document.

2. Mr. Hanson said that Attorney Doug Hill has offered to talk to the different Town Boards regarding the changes in the Right to Know Law.

V. The Chairman adjourned the meeting at 8:18 P.M.