

CENTER HARBOR PLANNING BOARD
Tuesday, March 2, 2010

The meeting of the Center Harbor Planning Board was called to order at 7:05 by Chairman Lee Mattson. Those present were: Charley Hanson, Harry Viens, Barbara Lauterbach, and clerk Sheila Mohan.

- I. Minutes. The Minutes of February 2, 2010 were approved with three corrections.
- II. Construction Permits. The Board reviewed the following applications:
David and Joan Royea
Joseph Dussault
Kathleen Sweeney
- III. Wetlands Bureau Application. The Board reviewed the following application:
Charles and Wendy Harris – Standard Dredge and Fill Application
- IV. Paul C. Maggi Trust – Subdivision Hearing. John March represented Mr. Maggi. The applicant would like to subdivide a 5.01 acre lot from TML #6-24. This lot would have access off of Center Harbor Neck Road. The plat has a notation of, “Conservation Easement” on it. A conservation easement has not been put on this property; the notation will be removed. Mr. Maggi said that there will be deed restriction on this new lot. Nat Dane, an abutter, asked Mr. Maggi if he would be moving the red house located on the lot adjacent to Hearthstone onto this new lot. Mr. Maggi said that the new owner of the lot does not want the house and he has the option to move it. He is not sure at this time what he will do. Mr. Dane asked Mr. Maggi if this new 5 acre lot is in Current Use. Mr. Maggi said that it is. Mr. Dane asked Mr. Maggi if this was the beginning of the development of the fields behind Hearthstone. Mr. Maggi said, “No.” It was moved by Charley Hanson and seconded by Harry Viens to accept the completed application. The vote was unanimously in favor. It was moved by Charley Hanson and seconded by Harry Viens to approve the subdivision with the condition that the notation “Conservation Easement” be removed from the plat. The vote was unanimously in favor.
- V. Master Plan Update Work Session. Mike Izard and Stephanie Dulac were present for this work session. Ms. Dulac wrote this Draft based on the responses that she received from the department heads. The Recommendations Section 2.6 was written based on comments from the department heads. Lee Mattson asked if we should just accept what the Police Chief says he needs. Mike Izard answered that what is in this Chapter might be what is needed for the future. Mr. Izard also said that the Board should endorse what is in the Recommendation Section before we adopt the Update. Jeff Haines had sent an e-mail suggesting that the dollar amounts should be taken out of the references to the Capital Reserve Funds. It was suggested that we incorporate school growth in the Inter-Lakes School District Section. Need for Administrative Storage Space will be mention in the

Future Needs for the Municipal Building. The board discussed electronic storage as a long range storage possibility. This will be added to the Recommendation Section. The discrepancy on the size of Station Two located at the Town Garage will be corrected. The reference to an ambulance will be changed to rescue vehicle that could be used as an ambulance in an extreme emergency. The reference to 10 members in 2006 will be changed to reflect the number of members in 2005 along with the 2005 operating budget. Charley Hanson asked that the detail of the Village Area be moved up on the Utilities Map and the DSL Area be circled. Ms. Dulac will have the edits ready for the April Work Session. Dave Jeffers will be working the housing and demographic chapter. Mr. IZard asked if he could use the Assessors data base to work on the housing chapter. Mr. IZard still does not have the wetlands information from Rick Van de Pol. He needs the Shape files. Harry Viens will be in touch with Conservation Commission Chairman Bruce Bond to see about these files.

VI. The Chairman adjourned the meeting at 9:15 P.M.

Submitted by,