

CENTER HARBOR PLANNING BOARD  
Tuesday, March 3, 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: Helen Heiner, Charley Hanson, Dari Sassan, Barbara Lauterbach, and clerk Sheila Mohan.

I. Minutes. The Minutes of February 17, 2009 were approved with the following changes and additions: In paragraph III. On the third line change “eight-two acres” to “103 acres”; on the fourth line add, “with Mr. March and he believed, at the time, that it was a good idea that should be explored.”; add to the sixth line, “due to physical features of the lots.”; on line fifteen add, “were combined as one lot.”; on Page 2 add, “Mr. Maggi indicated he will investigate “dark sky lighting.”; also add, “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.”

II. NH Music Festival, Inc. – NRSPR Continued. Rusty McLear represented the applicant. Mr. McLear presented the Board with a Memo addressing the questions and concerns from the Fire Department, Police Department and the Road Agent. That Memo will become part of the Minutes. Mr. McLear asked the Board members to review the Memo to be sure that all of the questions were addressed appropriately. Mr. McLear said that he will meet with Building Inspector Ken Ballance, Police Chief Mark Chase, Fire Chief John Schlemmer, and Road Agent Jeff Haines to answer any new questions or concerns. A Site Visit has been scheduled for April 4<sup>th</sup> at 8:00 AM. This hearing was continued to April 7, 2009 at 7:15 P.M.

III. J. Stewart Paquette, Anatole J. Jr. and Madelyn Paquette Trust and Thomas and Penelope Paquette – Boundary Line Adjustment. Tax Map 4 Lots 25, 27, 27.2. Carl Johnson of Associate Surveyors represented the applicants for this hearing. Mr. Johnson explained that this was technically an “un-subdivision”. What the applicants would like to do is take a previously existing and improved lot, cut it roughly in half and distribute it to the abutting property owners. In 1987 the Planning Board approved a two lot subdivision for James and Janet Waldron. At that time the Town’s Tax Map was not updated to show this subdivision, so Lot 1 and Lot 2 are shown as Lot 27.2. J. Stewart Paquette took title to this property as two separate lots. What is happening now is Lot 2 of that plan is being divided; approximately 7.12 acres is going to be conveyed and merged with Tax Map 4 Lot 25 and 7.43 acres is going to be conveyed and merged with Map 4 Lot 27. Mr. Johnson explained that there was some confusion regarding a note on the Waldron subdivision plan that said, “Lot 1 was to be conveyed to the occupant of Paquette Signs.” The previous plan of this property was a plan prepared for Anatole Paquette and was essentially the same plan, except that Lot 1 was the piece that Paquette Signs is on. That is why the note says Lot 1 is to be conveyed to Paquette Signs. When the plan was updated for James and Janet Waldron the note should have been removed. Mr. Johnson said that prior to the recording of this plan deeds will be prepared and will be executed showing that each of these parcels has been conveyed so that there will not be a situation where one parcel is conveyed and not the other. Lee Mattson asked Mr.

Johnson if the 50' right-of-way that is shown on the plan will be part of Parcel X. Mr. Johnson answered, "No, the 50' right-of-way is not part of this property, it was to be access to Lot 2 of the Waldron subdivision. It still exists as a right-of-way, and Anatole Paquette would still have the right to cross over it." Mr. Johnson said that he would recommend to whoever prepares the deed that it be made clear that the right-of-way is in force. Mr. Mattson asked about the blue dotted line that is on the easterly side of Anatole Paquette's lot. Mr. Johnson said that is the approximate edge of the wetlands shown on the Waldron plan; Mr. Johnson did not do wetlands mapping for this presentation. Mr. Johnson said that the Paquette family would like to petition that the name of the Mug Wetland Complex to be changed to the Paquette Wetland Complex. Charley Hanson said that this is one of the wetlands that were accepted at Town Meeting so it might need to go to Town Meeting to change the name. Mr. Hanson said that there will have to be some action on another parcel so maybe this could be put forward then. Dari Sassan asked if there was road frontage for Parcel Y. Mr. Johnson said that Parcel Y was being merged with Lot 25 which has road frontage on Route 3. Mr. Johnson asked if he could add to the mylar, "These lines will be discontinued." The lines that Mr. Johnson was referring to are shown on the plan with arrows; they are the present lot lines for Lot 27 and Lot 25. It was moved by Charley Hanson and seconded by Helen Heiner to accept the completed application. The vote was unanimously in favor. It was moved by Helen Heiner and seconded by Charley Hanson to approve this boundary line adjustment conditioned on receiving the deeds and the note on the mylar. The vote was unanimously in favor. This hearing was continued to April 7, 2009 at 7:15 P.M. to review and sign the mylar.

IV. Workforce Housing. When the Board discussed having Lakes Region Planning Commission prepare the Workforce Housing Assessment audit for the Town the Board members thought that a grant from Lakes Region Planning Commission would cover the cost. That is not the case. In addition to the \$2500 grant the Town will have to pay Lakes Region Planning Commission an additional \$2500. The Board decided that this will be made part of the Master Plan Phase I and get our ordinances in order to encompass any changes necessary to comply with the Workforce Housing law.

V. Miscellaneous. The Board reviewed the Approval Conditions and Development Agreement for the NH Music Festival's NRSPR. Lee Mattson will speak to Police Chief Mark Chase, Building Inspector Ken Ballance, Road Agent Jeff Haines and Fire Chief John Schlemmer and make a list of their concerns to be incorporated into the Approval Conditions and Development Agreement.

VI. The Chairman adjourned the meeting at 8:26 P.M.

Submitted by,