

CENTER HARBOR PLANNING BOARD  
Tuesday, October 20, 2009

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

- I. Minutes. The Minutes of October 6, 2009 were approved as read.
  
- II. Town of Center Harbor Police Station – NRSPR Hearing. Jeff Kevan, Senior Project Manager for TFMoran, Inc., began the presentation. A Special Exception for the change of use and a variance from the fifty foot setback from the center line of the road has been granted by the Zoning Board of Adjustment and requested screening for the view from Chase Circle. Mr. Kevan explained that there is a house and garage on the property at this time. The proposal is to build a two story cape style building consisting of 4540 square feet and an 820 square foot sallyport. The proposed building would be longer than the present building, going toward the Library, but would be the same width. Four parking spaces are proposed for the front of the building on Route 25B and eight parking spaces in the back of the building. A future parking area of thirteen spaces, to be built if needed, is shown on the plan. There will be a single direction lane on the Library side of the building. A sidewalk will lead to the Park and Library sidewalk. This property would have a well and is on sewer. There would be a swale and a bio-retention area on the Chase Circle side of the property. The utilities would be underground. Helen Heiner asked what type of paving would be used and said that the Library gets a lot of water in the basement. Gary Goudreau said that regular pavement would be used and the swale should cut off the runoff coming from Chase Circle. Mrs. Heiner asked about the screen from Chase Circle with regard to a view line. Mr. Goudreau said that they would coordinate with the abutter. Chuck Burns asked if they have heard from the State DOT regarding the driveway entrance, widening of route 25B and the drainage. Mr. Goudreau said that they have not as yet had a response. Mr. Burns said that the encroachment into the Park would limit expansion of the Library. Helen Heiner, Library Trustee, said that there is no plan to expand the Library because of the way it is constructed. If the Library needs to expand it would have to be to another site. Mrs. Heiner said that the Library Trustees are in favor of making the Park more usable. John Walsh, an abutter, said that he has offered his property to the town. He asked how close the pavement would be, for the parking area, to his property and what would be in-between. The pavement would be approximately twenty-six feet from the Walsh property and there would be a wooded buffer. Dennis Schofield, an abutter, said that this is what he would be looking at and that taking the Park for this purpose would be wrong. He feels that this will change the value of his property. Pam Markley asked what would be in the building. Mr. Goudreau said that on the first floor there would be an interview room that could also be used as a holding area for juveniles, evidence storage, finger printing area, squad room large enough for four desks, a training room, an area for a secretary and records, a central lobby with public

bathrooms, and a holding cell; on the second floor there would be a locker room. At the present time the Center Harbor Police are using the Meredith Police Facility for the processing of prisoners, space in the Municipal Building and off-site storage. Lee Mattson asked how many prisoners can be held. Mr. Goudreau answered, "Two. One in a cell with a toilet and sink and one in a holding/interview room." Dennis Schofield asked why there was a dormer on the sallyport. Mr. Goudreau said it could be used for storage. From the slab to the peak of the roof is twenty feet. The slab in the sallyport would be heated to keep the slab dry. Dave Cutter asked what the Planning Board would be deciding. Lee Mattson answered that the Board would be looking to see if the project meets the ordinances for setback, height density, and square footage of building for the lot. The ZBA has approved the use. Dave Cutter asked what percentage of the park would be used. Mr. Mattson replied about half. Pam Markley asked if there was a budget in mind. Charley Hanson said that the Selectmen did not have a figure in mind. The Building Committee was trying to build a self-sustaining police station. Mrs. Markley feels that this space should be left green. This hearing was closed at 8:25 P.M. and will be continued on November 17, 2009 at 7:15 P.M.

III. Joseph Wichert – Discuss Possible Boundary Line Adjustment Between TML #8-36.9 and #8-36.10. These two lots were approved in 2005. The intention is to convey Parcel A which is approximately 750 square feet of TML #36.10 and convey Parcel B which is approximately 848 square feet to Parcel B. The Board Members did not feel that this would be a problem.

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

Kent and Mary Richardson	Helen Callahan
Mark Olsheskie – Demolition and Construction	Roger Poole - Renewal
Eric and Catherine Erving	Robert and Lianne Dionne

V. The Chairman adjourned the meeting at 8:35 P.M.

Submitted by,