

CENTER HARBOR PLANNING BOARD

Tuesday, November 17, 2009

The meeting of the Center Harbor Planning Board was called to order at 7:05 P.M. by Acting Chairman Mark Stearns. Those present were: Harry Viens, Charley Hanson, Barbara Lauterbach, Chuck Burns, Helen Heiner, and clerk Sheila Mohan.

- I. Minutes. The Minutes of November 3, 2009 were approved as read.
- II. Thomas G. Murdough Residence Trust- Discuss Second Dwelling Unit on TML #7-44. David Dolan represented Mr. Murdough. This property is located at 87 Owl's Head Road and has over 700 feet of water frontage. The property owners have received approval from Shoreland Protection for the second dwelling. This property could be subdivided if necessary. If the property is subdivided the tennis court will be made to comply with the setbacks. The blue line on the plan shows the conceptual boundary line. The septic has been designed to accommodate both dwellings. Mr. Dolan will provide a plan showing the well location. It was moved by Charley Hanson and seconded by Helen Heiner to recommend the approval of the second dwelling unit based on the plan presented. The vote was unanimously in favor.
- III. Town of Center Harbor Police Station – NRSR Continued. Jeff Kevan of TF Moran told the Board that they have taken the questions and concerns expressed at the previous meeting and they have reduced the size of the building. The previous design was 4360 square feet. The new design is 3780 square feet. The structure will have almost the same foot print as the current house and garage and will be setback 142 feet from the corner of the Library. The highest peak will be approximately 29 feet from the ground. The salliport will be a single bay and has been moved to the other side of the building. The parking in the rear of the building has been removed. The rear of the building will remain in a natural state. Sewer will be provided for this building. The drainage will flow into a bio-retention area. They will look at putting in a cut-off drain on the Library side of the building. Mr. Kevan said that there was a meeting on site with the State DOT and the State has no issue with the driveway being located on Plymouth Street (Route 25B). Tony Halsey asked about a deed restriction. Gary Goudreau said that Town Counsel Doug Hill has researched the deed and does not see any problem. It was moved by Helen Heiner and seconded by Barbara Lauterbach to accept the completed application. The vote was unanimously in favor. It was moved by Charley Hanson and seconded by Helen Heiner to approve the site plan as presented with the condition that the deed for the Park be reviewed with Atty. Doug Hill to be sure that the building complies with the deed restrictions. The vote was unanimously in favor.

- IV. Cynthia Melo Trust – NRSPR Hearing. The Melos would like to bring back the landscape business back and be able to store bark much for the use of the landscape business on the property. There will be no lighting at night. There will be no new buildings; they will use the out buildings that are currently there for storage. The auto business is only open three days a week, and at this time the Melos are planning only one car show early in the season next year. They will continue to have cruise nights. This is only a change in usage. It was moved by Chuck Burns and seconded by Charley Hanson to accept the completed application. The vote was unanimously in favor. It was moved by Chuck Burns and seconded by Charley Hanson to approve the site plan as presented. The vote was unanimously in favor.
- V. Luke Dupuis – Discuss New Business in Senter’s Market. Mr. Dupuis owns Units 4, 5, 6, and 7 in Senter’s Market. He would like to rent Units 6 and 7 which are approximately 1500 square feet to Betsy Donovan for a physical therapy clinic. There would be two employees to begin with. There would be one patient there at a time. The Board advised Mr. Dupuis that he would need a non-residential site plan review.
- VI. Construction Permits. The Board reviewed the following applications:
Thomas G Murdough Residence Trust
Lynn Creteau
William and Eileen Harris
Don Carey
- VII. The meeting was adjourned at 8:20 P.M.

Submitted by,