

1. Call to Order

The Chair called the meeting to order at 7:00 p.m.

Planning Board members present:

Don Hammond – Chair

Melissa Walker

Mike Bonanno

Lynn Wheeler

Tom Friel

Tara Krause -- Tara K asked to be excused because of illness in her family. Don H. granted that request as there was a quorum without her.

Planning Board members excused: none

Planning Board members absent: Todd Bigelow, Mike Fenn

Also present: Ed Ballam, Clerk

Members of the public present: Harry Burgess, Mike King and Nick Miller, both representatives from the North Country Counsel.

2. Designation of Alternates

Tom Friel

3. Agenda Approval

Ed B. said he omitted North Country Council representative who would like to about issues facing the Ammonoosuc River. They'll be in attendance at 7:45 p.m. A motion to approve agenda was made by Mike B. and seconded by Lynn W. The vote was unanimous.

4. Approve Minutes of Previous Meeting

Mike B. noted there appeared to be some words missing regarding what the North Country Council was going to be talking about at the Dec. 21 meeting. A motion to approve the minutes of the Nov. meeting with the correction was made by Mike B., seconded by Melissa W. The vote was unanimous.

5. Scheduled Public Appearances

Don H. declared open the public hearing for a lot line adjustment at 7:10 for Shauna Kimball, Trustee, 115 Clough Road, North Haverhill N.H. Tax Map #409, lot 1 and Howard and Kendra Hatch, David and Kristen May, 401 Clough Road, North Haverhill, Tax Map # 406, Lot 19.

Ed B. reported the notices had been made, advertisements placed and abutters notified. He distributed the plans received from the applicants' representative Harry Burgess. Harry B. then distributed new plans reflecting some changes. The old plans removed from consideration and given back to Harry B.

Harry B. explained that the Kimball trust would like to transfer nearly 83 acres to Howard and Kendra Hatch and David and Kristen May, of Hatchland Dairy. He said the property was down on the meadow below Horsemeadow Road. Over the years Howard Hatch has been buying land along the river in the middle. Harry B. explained the proposed adjustment would simply transfer the approximately 83 acres from the Kimballs to Hatchland farm. The transfer of the land would also include a couple of buildings

and a trench silage bunker.

Harry B. said he had a question of the planning board regarding the road and right of way. He said as the plan shows and the lot lines drawn as presented, it would require a right of way for the Kimballs to get to their property. He said there is an existing right of way to the Kimball property, but if they sold property, they would no longer have that right. He said he thought either the Kimballs or the Hatches would have to have a right of way to access their respective property.

Don H. said Clough Road is town owned and maintained to the end of the pavement. He said both properties should be able to have frontage and access to that road with an adjustment to the plan. The board came to the consensus that the proposal could be approved with no right of way, provided each of the lots has 50 feet of frontage on Clough Road.

Tom F. said the board should also consider subdivision regulation Section 4. 1.8 which states that irregular lots shall not be approved if they the lot to width ratio is greater than 4 to 1. Tom F. said with 39 acres, he has no problem with the shape of the lot, but wanted to mention it so the board can consider it. None of the other board members had issue with the shape of the lot either.

Don H. said that it likely wouldn't be an issue because the land is in the flood plain and can't be built on any way.

Don H. asked if there was any additional public comment. Hearing none, he declared the public hearing closed at 7:25 p.m.

Tom F. made a motion to consider the application, Mike B. seconded it. The vote was unanimous.

Don H. asked for a motion to approve the lot line adjustment. Tom F. made the motion to approve the plan with the condition that all lots have at least 50 feet of frontage on Clough Road. Mike B. seconded the motion. The vote was unanimous.

Ed B. asked the board if they wanted to have the plan come back before them to see the corrections at a meeting. The consensus of the board was that appearing at another meeting was not necessary. They delegated the clerk and the Chairman Don H. to review the plan for accuracy.

6. Correspondence/Communications

Don H. asked the board to review and approve the 2011 planning board schedule composed by the clerk. Lynn W. asked that if the schedule reflects town office holidays. Ed B. said it did.

Lynn W. made a motion to accept the schedule as prepared by the clerk. It was seconded by Melissa W. Don H. said that he would like to have the minutes reflect that if the board has to go to a second meeting because of workload. He said he doesn't anticipate the need for two meetings, but wanted to reserve the right to add meetings as necessary.

The vote was unanimous.

Ed B. told the board that Jeff Elliot had applied for and received approval from the state Department of Environmental Services for alteration of terrain for Benedict's Way.

7. Reports of Committees

None

8. Pending Business

Ed B. presented a letter that he would like to send to Dick Guy in reference to questions from November about a proposed subdivision off Abbey Road. He said he did not seek legal counsel, or advice or opinion. He said he didn't need to seek it. Tom F. said he liked the fact that the letter said if Dick G. needed any further information or clarification to schedule time with the planning board at a meeting.

Don H. said he thought the letter was fine as written as did Melissa W.

Lynn W. asked for a non-public session to talk about a possible legal issue. By consensus, the board went into non-public session at 7:40 p.m. The board came out of non-public session at 7:45 p.m. and the chairman said the minute would be sealed. No action was taken in non-public session.

Don H. asked for a motion to have Ed B. send the letter as drafted, signed by him and sent to Dick Guy. Mike B. made the motion, Melissa W. seconded. The motion was unanimous.

9. **New Business (Applications)**

none

10. **Other New Business**

None

11. **Public Appearances (Not Previously Scheduled)**

Nick Miller, a consultant for North Country Council and Mike King, also from the North Country Council who lives in town and is a member of the committee studying the Ammonoosuc River. They appeared before the board to talk about the a fluvial geomorphologic study of the Ammonoosuc River. They studied the changes in landform, erosion and the changing course of the river from its source in the White Mountains to the confluence with the Connecticut River.

Nick M. said that if Woodsville, and the town of Haverhill wanted to do anything t protect the habitat and the natural flood plain areas of the river, the town should look north, to areas even outside of the town boundaries. He said, at the moment, there are no critical issues with the river as it goes through a portion of Woodsville, but the town should be vigilant about preserving the natural flood plain.

Mike K. and Nick M. both said the study contains a lot of information, some of which was presented to the board in a digital slide show. Mike K. said the next step of the study is to develop a comprehensive management plan that will help protect the river globally.

Mike K. said the planning board might consider land use regulations to protect and enhance the flood plain and land abutting the river.

The board thanked the men for their time and study and accepted some written reports and a 2x3 map of the as it passes through Haverhill.

12. **Comments of the Clerk**

Ed B. said North Country Council is offering Planning Board training in Dalton in Jan. 5 at 6 to 8 p.m. Don H. said he would like to go. Ed B. said he will likely go. Mike B. also said he would too. Other board members said they would think about it. Don H. asked Ed B. to contact all board members and offer the training. Don H. said he would take his pick up and drive with capacity for five people comfortably. The plan is to meet at the town office building by 4:45 p.m. on Jan. 5. Ed B. also asked about election of officers. Mike B. thought they were supposed to be done in January. Tom F. looked

it up in the subdivision regulations and planning board rules which indicate that officers shall be elected in April.

13. Comments of the Planning Board

None

14. Other

None

15. Adjournment/Next Regular Meeting

At 9:20 p.m., the meeting adjourned on a motion made by Mike B., seconded by Melissa Walker. The next meeting will be held on the meeting adjourned.

The next meeting is Tuesday, Jan. 18. Material must be submitted for consideration by Dec. 29.

Respectfully submitted,

Ed Ballam, Planning Board Clerk