

Haverhill Planning Board Minutes
November 17, 2009

1. **Call to Order**

The Chair called the meeting to order at 7:06 p.m.

Planning Board members present:

Don Hammond, Chair
Mike Fenn, Vice Chair
Melissa Walker
Todd Bigelow
Rick Ladd, ex Officio

Planning Board members excused:

Mike Bonanno

Also present: LeeAnn Nystrom, Clerk

Members of the public present: Dale Riley, Dave Joslin, Jeff Elliott, Harry J. Burgess, Yinong Young-Xu.

3. **Approve Minutes of Previous Meeting**

Motion was made by Melissa to approve the minutes of the October 20, 2009 meeting, seconded by Mike F. – unanimous

4. **Scheduled Public Appearance**

None

2. **Agenda Approval**

Motion was made by Mike F. to move new business up on the agenda and approve it as changed, seconded by Todd-unanimous

Note: This was done because Mike F. could not sit on the Board for the Public Hearings and Rick Ladd had not arrived yet to create a quorum for the Hearings.

6. **New Business**

Don read the proposed changes to the Planning Board Rules of Procedure. Changes were additions to the current Rules of Procedure. These changes will be voted on at the December 15, 2009 Planning Board meeting.

7. **Pending Business**

a. Grandfathered Status of Oldcastle/Whitcomb – Don has not checked with the Local Government Center, this item will be put on the December 15th Agenda.

b. Motion was made by Mike F. to set the bond amount at \$1500.00 for the Boutilier Excavation, \$1000.00 per acre, seconded by Todd-unanimous

c. Motion was made by Mike F. to set the bond amount at \$6000.00 for the Horne Excavation, \$1000.00 per acre, seconded by Todd-unanimous

d. Gary Wood recommended that the Board do an inspection of the Haynes Excavation prior to sending a cease and desist letter. This would provide the Board with recent pictures and a better sense of the current status of the site.

e. NCC has scheduled training for January 5th at 7:00pm; the Board agreed that this date would work for them.

7:33pm Rick Ladd arrived

5. Public Hearings

Mike F. recused himself for both Public Hearings

Major Subdivision:

Jeffrey Elliott Sr., Map 414 Lot 109-5

Motion was made by Melissa at 7:35pm to go into Public Hearing on the application for a Major Subdivision of Jeffrey Elliott Sr., Map 414 Lot 109-5, seconded by Todd-unanimous

Harry and Jeff are here to present plans for a 14 lot subdivision on Benedict's Way. Melissa expressed concerns about slope and square footage of contiguous area. Harry stated that the slope is less than 25% and the lots do have more than 30,000 sf. of contiguous area. Rick asked about where the drainage is going and if the culverts can handle the drainage. Jeff has hired Horizons Engineering to do as-built plans of the road and any additional design work. He stated that the culverts are sized correctly to handle the drainage. Don asked about a fire pond on the property. He believed this had been discussed with the Fenn's when they did their subdivision. Don asked Jeff if there was a plan to install a cistern or something on the property. Jeff said that he did not plan on doing that because of the cost of maintenance. He would ask Horizons to determine whether the water was there to do something naturally. Jeff also noted they intended to leave the snowmobile easement from the road to the old railroad bed. Jeff asked the Board if it would be acceptable to change the culvert at the end of the road to a hammerhead. This would create less of an impact on the land. The Board felt this would be fine and made sense to disturb less wetland area. Rick asked Jeff if he intended to wait until the spring to pave the entire road at once. Jeff said as long as it wouldn't prohibit him from selling lots he would wait on paving the road. Jeff will submit a bond and letter to the Board to provide for paving in the spring. Dave Joslin asked if the Board was using its checklist on this application. The clerk noted she had passed a copy of the checklist to each Board member. When Jeff has submitted the letter regarding paving Natalie Martel will be notified that she can start selling her lots.

Motion was made by Rick to accept the application of Jeffrey Elliott Sr., seconded by Melissa-unanimous

Harry and Jeff were given a list of items the Board will be looking for at the next meeting.

Lot Line Adjustment:

Fenn-Way Builders and Gerd Reiss, Map 206 Lots 115 and 128

Motion was made by Rick to go into Public Hearing on the application for a Lot Line Adjustment between Fenn-Way Builders and Gerd Reiss Map 206 Lots 115 and 128, seconded by Melissa-unanimous

Motion was made by Rick to reconsider the motion to go into Public Hearing, seconded by Melissa-unanimous

Motion was made by Rick to come out of Public Hearing, seconded by Melissa, unanimous

Motion was made by Rick to accept the application as complete, seconded by Todd-unanimous

Motion was made by Rick at 8:34pm to go into Public Hearing, seconded by Melissa-unanimous

Harry is here to present a 5ac Lot Line Adjustment between Fenn-Way Builders and Gerd Reiss. This would be 5ac added to Mike Fenn's house lot. The only issue with the plan was a couple of changes to the abutter information. Harry has made these changes.

Motion was made by Rick to come out of Public Hearing, seconded by Melissa-unanimous

Motion was made by Rick to approve the application for Lot Line Adjustment between Fenn-Way Builders and Gerd Reiss, Map 206 Lots 115 and 128, seconded by Todd-unanimous

Mike F. returned to the table

8. **Correspondence/Communications**

None

9. **Comments of the Clerk and Planning Board Members**

Board members discussed a couple of people who have expressed an interest in joining the Planning Board. They will be encouraged to attend a meeting.

The Clerk mentioned that the Town of Haverhill has received its Alteration of Terrain Permit for its Gravel Pit. Sam will attend the December meeting to address the Board.

The Clerk also made suggestions regarding changes to the fees charged at the time an applicant applies to the Planning Board. Fees for recording will be charged after approval, fee schedule will be changed to reflect this decision.

10. **Adjournment/Next Regular Meeting**

Motion was made by Mike F. to adjourn at 9:02 p.m., seconded by Melissa – unanimous

Respectfully submitted,

LeeAnn Nystrom, Planning Board Clerk