

Haverhill Planning Board Minutes March, 26, 2013
Draft Subject to Review, Correction, and Approval at Following Meeting

1. **Call to Order**

Chairman Don Hammond called the meeting to order at 7:00 p.m.

Planning Board members present:

- Don Hammond
- Mike Bonnano
- Tom Friel
- Tara Krause – left the meeting at about 7:30 for an emergency with her husband's animal vet service.
- Mike Simpson

Bill Daley asked to be excused because of a schedule conflict.

Also present: Ed Ballam, Clerk

Members of the public include Howard Hatch .

2. Designation of Alternates

No alternates to designate

3. Agenda Approval

Tom F. made a motion to accept the agenda as presented. Seconded by Mike S. The vote was unanimous.

4. Approve Minutes of Previous Meeting

Mike S made a motion to accept the Jan. 15 minutes and Tom F. seconded the motion. The vote was unanimous. Also, the minutes of the Feb 26 meeting were approved on a motion made by Mike B. seconded by Mike S. the vote was unanimous. Approval of the Feb. 26 minutes were not approved in January because of an oversight.

5. Scheduled Public Appearances

Preliminary discussion of a three-lot subdivision on Lime Kiln Road was submitted for consideration. The land owner said the property was about 104 acres in size and they wanted to create a 20-acre lot with a house on it, a 50-acre parcel and roughly a 35-acre lot. The land owner presented a 2001 site plan of the parcel done by Harry Burgess. He also presented a sketch of what he would like to achieve with the subdivision. He said many of the boundaries would follow existing stonewalls and the North Branch of the Oliverarian Brook that borders the

back edge of the property. A partial new driveway has been added on one of the proposed new lots that would be 50 acres. Mike S. asked about road frontage. The applicant said he has about six tenths of a mile of frontage on Lime Kiln Road. He said he is asking the town's Road Agent for appropriate driveway permits. He said taxes on the property were slightly more than \$11,000 annually and he and his wife are looking to down size and they would like to sell some of the property as well as the existing house with the idea to build on. The Board said the proposal looks uncomplicated and there should be no problems when it comes up for review.

The land owners asked what they would have to do next. Ed B. said they would probably have to hire a certified land surveyor to develop the lots in accordance with the Haverhill subdivision regulations. When the plan has been created, an application will have to be filed and the fees paid. The fee is \$150 plus a postage fee for each abutter. The landowner said there were nine abutters. Then, there will be notification of abutters and a newspaper ad for a public hearing on the proposed subdivision. If after the meeting, the plan is approved, there will be an additional fee of \$51 for recording costs at Grafton County Registry of deeds.

6. Correspondence/Communications

There was some discussion about planning board training available in Manchester in May, offered by the state's Office of Energy and Planning. Don H. said everyone should go on line, see what they wanted to take for classes and get in touch with Ed B. and he'll register those who want to attend.

Ed B. pointed out, for the board's information only, of a notice from the state's Department of Environmental Services regarding the need for a permit renewal for Witcher's gravel pit. Ed B. that's a reminder that the board needs to update its gravel pit review. He said Mary Pinkham Langer is the state's point person for gravel pits and he said he would like to ask her for help with the review process.

7. Reports of Committees

None

8. Pending Business

There was discussion about the Brill lawsuit case. Ed B. said he prepared the letter for notifying the parties of the planning board's decision. He was going to ask the board's lawyer to look at it for no charge and get it sent out as soon as it was ready and signed.

9. New Business (Applications)

none

10. Other New Business

none

11. Public Appearances (Not Previously Scheduled)

Howard Hatch appeared before the planning board to ask about a proposal for use of the Morrill gravel pit off French Pond Road. Don H. said Randy Cassidy has submitted an application to build a chicken egg production facility in the gravel pit. Howard Hatch said if the operation works like the one in Monroe, and there's manure containment capabilities, there shouldn't be any problems. He said there are probably worse things already existing in the aquifer protection area. Don H. said the issue is going to go before the Haverhill Zoning Board of Adjustment for consideration of a special exception from the town's aquifer and wetlands protection regulation.

Howard H. also asked some questions about the Zoning Board of Adjustment as it relates to the Dean Memorial Airport. He made comments about the founding of the airport. He had some questions about the accuracy of the history of the airport. He also asked how the ZBA would get involved with any development around the airport. He asked if he could put up a 90-foot flag pole on his property and whether it would trigger a ZBA rule. Ed B. said it depends on where it was placed. He made some general comments about the airport and property rights and about haying the fields. He also talked about the history of the airport.

Tom F. said he hoped Howard H. would get the agricultural use of the airport land straightened out. Howard H. said the most he ever paid for the use of the land was \$3,200. Howard H. left the meeting after 17 minutes of discussion and no action was taken on any of his suggestions or comments.

12. **Comments of the Clerk**

Ed B. said it was time for the annual performance review and he asked the board members to fill out a written review that the town distributes regarding employees. The board did so and returned them to Ed B. so he could hand them in to the town administration.

He asked if the board members are considering the training in May. A couple were serious about attending and they said they would go on line see what was offered for classes.

13. **Comments of the Planning Board**

14. **Other**

None

15. **Adjournment/Next Regular Meeting**

The next meeting will be April 30. The meeting adjourned at 8:02.

Respectfully submitted,

Ed Ballam, Planning Board Clerk