

Haverhill Planning Board Minutes Nov. 24, 2015

Draft Subject to Review, Correction, and Approval at Following Meeting

1. Call to Order

The meeting was called to order at 7:12 by Vice Chairman Mike Bonanno

Planning Board members present:

Mike Bonanno

Tom Friel

Mike Simpson

Tara Krause and Don Hammond were excused.

Clerk Ed Ballam was present

Members of the public included: Gardner Kellogg and Ken Kinder

2. Designation of Alternates

No alternates to designate

3. Agenda Approval

Mike S. made a motion approve take item 9, new business, out of order on the agenda. The motion was seconded by Tom F. the vote was unanimous.

4. Approve Minutes of Previous Meeting

Mike B. said he had one correction to make to the minutes of the Oct. 27 meeting. He said the minutes said the next meeting was Dec. 8, when it should be Nov. 24, tonight. Tom F. made a motion to approve the minutes as amended. Mike S. seconded the motion. The minutes were approved by a unanimous vote.

Item 9, new business, was discussed next. Mike B. opened a public hearing for a lot line adjustment for Gerald Movelle and Ann T. Robinson, 859 Lime Kiln Road, Pike and Woodsville Guaranty Bank, Tax Map 418, Lot 27 and 27A. The public hearing was opened at 7:16 on a motion made by Tom F., seconded by Mike S.

Ed B. said the application came in last minute with a time constraint, but he said the application had been properly warned to the abutters, posted and noticed in the local paper. He also said the application now looks complete with additional materials presented by the applicant's representative, Gardner Kellogg.

Gardner K. introduced himself as the land surveyor/engineer for the applicant. Mike B. asked if Gardner K. had an up to date state license and asked him to produce a copy of it before the board would consider the application. Gardner K. complied with Mike B's request and his credentials were satisfactory to Mike B. The hearing continued.

Mike S. asked why Mike B. asked for the information. Mike B. said he had not previously seen Gardner K. and explained there was a normal procedure to ask for licenses to check for currency

that's usually done after the beginning of the year. Tom F. said it was important to check due to recent events.

Ed B. said checking might not be necessary because each application must be signed by a licensed engineer and the one before the board was signed. Ed B. said if an engineer falsely signed a plan, there might be the threat of perjury and loss of license for making a false statement.

Once the discussion about Gardner K's license had been settled, he told the board about the lot line adjustment. He explained that on Lot 27A, there had been a right of way left to access a larger parcel of land behind it. The lot had been acquired by Woodsville Guaranty Saving Bank and during the course of researching the property and the deed, it became apparent that the driveway on Lot 27a had been built in the right of way to lot 27. The lot line adjustment was designed to move the boundary to accommodate the driveway. He said 1.06 acres of land, in the form of a strip would be taken from one lot and added to the adjacent lot.

Mike S. asked what the shape of the lot would look like. Gardner K. said the think sliver of land would be added to the adjacent lot. Tom F. said the adjustment made the lots much cleaner in their appearances.

Mike B. asked if anyone in the audience had any questions. Hearing none a motion was made to close the public hearing on the lot line adjustment which was seconded by Mike S. the vote was unanimous and the hearing was closed at 7:20.

Mike B. asked for a motion to accept the application as complete which was made by Mike S. the vote was unanimous.

Mike S. made a motion to approve the lot line adjustment as presented. Tom F. seconded the motion. The vote was unanimous. Mike B. announced the lot line adjustment for Gerald Movelle and Ann T. Robinson, 859 Lime Kiln Road, Pike and Woodsville Guaranty Bank, Tax Map 418, Lot 27 and 27A has been approved.

Ed B. told Gardner K. that the only things outstanding would be the LCHIP fee and the Grafton County Registry of Deed fees to get it recorded. Gardner K said he would put the money in the mail for the recording fees the next day.

Gardner K said he had a mylar with him for signature. After the mylar and the paper plat copies the board had consider were checked for consistency, Mike B. signed the mylar.

5. Scheduled Public Appearances previously scheduled.

None

6. Correspondence/Communications

7. Reports of Committees

None

8. Pending Business

The board decided to curtail any discussion about the subdivision review and amendments until more board members were present.

9. New Business (Applications)

See above

10. Other New Business

None

11. Public Appearances (Not Previously Scheduled)

None

12. Comments of the Clerk

None

13. Comments of the Planning Board

Mike S. asked if he was correct in the assumption that the next planning board meeting will be Dec. 22. Ed B. said that's what he recalls and there's no mention about a different date in the audio recordings of the meetings. There was some discussion about scheduling another meeting date. Mike S. asked if there was any pending business. Ed B. said that as of the moment, there wasn't any for December, but he said he never knows until the applications are filed. Then, the board has 30 days to take some action on the application. Tom F. said that if there was something that came in the board should schedule a meeting for Tuesday, Dec. 15. Mike S. seconded the motion. During discussion of the motion, Ed B. said the board still might be required to have a meeting later in the month or early in January if an application came in soon. Mike B. told Ed B. to use his discretion for setting the meeting. Mike S. said he would be around on either Dec. 15 or Dec. 22. Mike B. asked if the planning board was required to make notice that the meeting might be held on Dec. 15, or postponed all together. Ed B. said there are requirements to post notices for meeting and he would make sure the notices were posted properly for whatever meeting date occurred.

Ed B. said he realizes the board had just made a motion to have a tentative meeting on Dec. 15. He said it's difficult to say the board might meet one day, but not another or that it is tentatively planning a meeting. He said if the board didn't want to meet at all in December, it might be easier just to postpone it. Tom F. said if something came in, the board could call a meeting. Ed B. said that makes sense, to react to an application and meet as necessary if an application came in. Tom F. said it makes more sense to react and post a meeting as necessary. Ed B. said if no applications were received in time to have a need for a December meeting, he would post a notice saying there will be no meeting of the Haverhill Planning Board in December.

Mike S. asked what the board should do for the motion it had just made. Ed B. said the board could just vote down the motion and the board could then react as necessary regarding scheduling of a meeting in December. Mike S. made a second motion to cancel December's planning board meeting. Tom F. seconded it. The motion was unanimous. Mike B. added that the motion to cancel December's meeting was because of the holidays

14. Other

None

15. Adjournment/Next Regular Meeting

Tom F. made a motion to adjourn the meeting at 7:30 pm which was seconded by Mike S. The vote was unanimous. Unless there's an application received, there will be no meeting in December.

Respectfully submitted,
Ed Ballam, Planning Board Clerk