

Haverhill Planning Board Minutes April 25, 2017

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

1. Call to Order

The meeting was called to order at 7:03 by Chairman Don Hammond

Planning Board members present:

Don Hammond

Chris Luurtsema

Howard Hatch

Tara Krause – arrived at 7:10

Other attendees included Clerk Ed Ballam and Bob Long, Mountain Lakes precinct commissioner.

2. Designation of Alternates

No alternates to designate

3. Agenda Approval

Chris L. made a motion to accept the agenda as presented, seconded by Howard H. The motion passed unanimously.

4. Approve Minutes of Previous Meeting

The minutes of the March 28, 2017 were approved on a motion made by Chris. L, seconded by Howard H.

5. Scheduled Public Appearances previously scheduled.

none

6. Correspondence/Communications

Ed B. said he had a copy of the planning board's procedures and policies put his mailbox. He said he did not know who put the document in his box, but it presented an opportunity for the board to review the document. He said there was no action to be taken on the document. Tara K. said the document needs to be updated to say the planning board consists of five members and not seven.

Don H. said there was a need to elect officers of the board.

Chris L. said he had been approached by someone who is consider joining the board. He asked if it was OK pursue the offer. The board said yes. Chris L. said the person was Mike Thompson. He asked if the planning board makes recommendations on the individuals who want to be on the planning board. Tara K. and Ed B. said no there was need for the board to make any recommendation bout who should serve. Ed B. further said it's the selectboard to make an appointment. Ed B. the board does have a vacancy and, perhaps, this new person might fill it. On that note, Ed B. asked Chris L. if the selectboard had accepted the resignation of Mike Simpson. Chris L said the board had accepted it. Don H. said that the board should let the selectmen know that if they decide to appoint Mr. Thompson, it should be as a regular member as there's a vacancy.

Don H. said he wanted to get back on track and elect officers. Ed B. took the role as chairperson just to elect officers and asked for any nominations for the position of Chairman. Chris L. nominated Don H. as chairman and Howard H. seconded the motion. Ed B. asked for any other nominations. Hearing none, Ed B. said as clerk, he would cast one ballot for Don H. as chairman and so declared him elected. Ed B. then turned the meeting back to Don H. who then sought nominations for vice chairperson of the planning board. Don H. nominated Tara K. and Howard H. seconded the motion. The vote was unanimous.

8. Pending Business

None

9. New Business (Applications)

10. Other New Business

The board considered a building permit application for a workshop on Brook Road, which is a Class 6 Road. The board discussed the project to build a 20 by 30 foot workshop. After some discussion, Tara K. said the only issue she is she hopes the building is not in the wetlands. Other board members did not express any other concerns.

Also under new business, Don H. said it was time for the planning board to complete an employee evaluation for Clerk Ed Ballam. Formal written evaluations were distributed to and filled out by the board members. Chris L. asked that he be excused from the evaluation as he was a brand new board member and had not worked with Ed B. for very long. Don H. said that was a reasonable request.

11. Public Appearances (Not Previously Scheduled)

Don H. opened a public hearing for a minor subdivision submitted by Dennis and Joyce Connoles, for Property on White Mountain Road, North Haverhill, Tax Map 201 Lot 286. The Connoles were represented by Robert Long, a precinct commissioner in Mountain Lakes. Ed B. said the application has been warned, abutters notified and the application appears to be complete. Ed B. said some of the board members should be familiar with the project as the board has talked about it at least twice before.

Robert L. said the lot is being divided into two parcels, one of which will be annexed into Mountain Lakes property with a voluntary merger and the other will be annexed into property already owned by the Connoles. The intent is to give the precinct deeded access to maintain the emergency spill way for the lake.

Tara K. had a question about lot lines not matching up with road rights of way. Robert L. said that condition is fairly common in Mountain Lakes because the roads were not always built where they were designated to be built.

Don H. asked about the voluntary mergers. Ed B. said the paperwork had been completed and the fees paid. He said the board had seen them before, but could not act upon them because the land needed to be subdivided first.

Tara K. made a motion to close the public hearing which was seconded by Chris L. the vote was unanimous and the public hearing closed at 7:15 p.m. Ed B. said the next step was to vote the application as complete. Don H. called for that motion. The application was accepted as complete unanimously.

Chris L. asked why there was going to be voluntary mergers. He asked if there were benefits to put land in current use status.

Robert L. said the subdivision would leave behind unbuildable lots which shouldn't exist, so the idea was merge the two pieces to abutting land to eliminate the unbuildable lots.

Don H. asked if the Connoles would be allowed to build on the remaining piece of land that was to be merged with their lot. Robert L. said if they wanted to build anything on that parcel, they would have to go before the Mountain Lakes Planning Board.

Tara K. made the motion to approve the subdivision of Dennis and Joyce Connole, for Property on White Mountain Road, North Haverhill, Tax Map 201 Lot 286. Chris L. seconded the motion. The vote was unanimous.

There was some discussion about the two voluntary mergers. Ed B. said they should be voted on separately to make sure there's a clear record of the planning board's actions.

Don H. asked for a motion to add .57 acres on to Mountain Lakes lot 287. Howard H. made the motion to approve the voluntary merger, Tara K. seconded the motion. The vote was unanimous.

Don H. asked for a motion to merge the Connoles' property lot 286 and 285. Don H. made the motion to approve the merger, seconded by Chris L. the vote was unanimous.

Ed B. asked that the voluntary mergers be signed by the chairman. Robert L. paid cash, \$51 for the recording fees for the subdivision and was given a receipt for the amount. The mylar for the Connole subdivision was signed and Ed B. said he would record it as soon as possible.

12. Comments of the Clerk

Ed B. said that at the March meeting, it was difficult to take minutes because of a lot of cross talking. He said it would be good to have one conversation going on at a time. He understands there was some explaining going on a learning curve. Don H. said there were some members of the public who were making it challenging too by carrying on side conversations.

13. Comments of the Planning Board

Chris L. said he was please to know that the town had gotten an actual letter from Harry Burgess about Carl Begley moving the culvert on Barber Road. Ed B. asked if there was a physical letter stating that, or was an email exchange that he had seen. Chris L. said it was an email exchange. Ed B. said the minute of the March meeting, were Harry Burgess said measures

would be taken to eliminate drain water from going on someone else property was valuable toward resolving the issue of drainage in the area.

14. Other

None

15. Adjournment/Next Regular Meeting

Don H. asked for a motion to adjourn which was offered by Chris L. and seconded by Tara K.

The vote on the motion was unanimous and the meeting concluded at 8:20 pm

The next meeting scheduled meeting is scheduled for May 23.

Respectfully submitted,
Ed Ballam, Planning Board Clerk