

Haverhill Planning Board Minutes Aug. 27, 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 p.m.

Planning Board members present:

Don Hammond

Mike Bonanno

Tom Friel

Tara Krause

Mike Simpson – 7:10

Board member Bill Daley was excused.

Also present was Planning Board Clerk Ed Ballam

Members of the public: Harry Burgess, Cindy Picknell, Tory Tatro, Carol Reed, Betty Hysong, Alex Hatch, Jack Brill, and Colin Robinson.

2. Designation of Alternates

No alternates to designate

3. Agenda Approval

Mike B. made a motion to accept the agenda as presented, seconded by Tara K. The vote was unanimous.

4. Approve Minutes of Previous Meeting

Mike B. made a motion to approve the minutes of the Aug. 27 meeting, seconded by Tara K. The vote was unanimous.

5. Scheduled Public Appearances

Don H. opened the hearing for a minor subdivision application submitted by Elizabeth Hysong 60 Oak Ridge Park, North Haverhill, Map 406 Lot 36 at 7:07.

Ed B. said the application appeared to be complete, and the public hearing had been warned and advertised and the abutters had been notified. He reminded the board that Mrs. Hysong's subdivision had been discussed a couple of times at previous meetings.

Don H. asked for a motion to go into go into the public hearing on the Hysong property. Mike B. made the motion which was seconded by Tara K. The vote was unanimous.

Carol Reed asked to speak at the top of the hearing before the applicant made any presentation. She said she had checked with Betty H. and she was Ok with Carol R. making comments.

Carol R. said her father in-law deeded the property to Mr. and Mrs. Hysong many years ago, before the Oak Ridge Park was developed. At the time, there was a right-of-way deeded to the Hysongs. She said she is confused about the issue regarding her using the right of way for her property to build a retirement home upon. She said she couldn't understand why Mrs. Hysong was having to do a lot of extra work and go through a lot of effort to use a road that had been given to her. She said she was hoping that whatever problem that had been about access that Mrs. Hysong could be given a waiver.

Harry Burgess then made a presentation on behalf of Betty H. Harry B. said she had a 5 acre parcel of land she would like to subdivide into lots. He said he the site has two state approved and installed septic systems and municipal water. One of the lots has an existing house on it and the applicant would like to place a second house on lot 36A.

Harry B. said he and Betty H had talked to the board previously and made some suggestions and recommendations and about the right of way. He said the right of way continues to be a stumbling block. The original right of way was never specified for width or even placement. It is shown on the original deed. He said the property has two rights of way to it, shown by book and page.

Tom F. asked about number of homes using the rights of way. There was a lot of discussion about the number of houses using the roads with different opinions and conclusions.

Don H. said he did not have a problem with the subdivision.

Members of the Oak Ridge Park Association said they had received notice from the state of New Hampshire DOT to close the south entrance of the park because it was not a legal approved access point to Route 10. It was also determined that if the southern entrance was close, it would not affect Betty H.'s subdivision application.

Tom F. said he viewed the subdivision as two lots that were each served by their own rights of way. He said under those circumstances, he didn't have any problem with the subdivision.

Don H. asked if there were any additional comments from the public about the project. A member of the audience, who did not identify himself, asked whether there would be any need to improve the road to access the property.

Don H. and other board members said no, it would not.

Don H. closed the public hearing at 7:15 p.m. and asked if there were any other questions by the board.

Ed B. said he the application was complete, the fees had been paid and the plan showed all the necessary information. He said he believes the application is complete.

Don H. asked for a motion to accept as complete the plan of Elizabeth Hysong, regarding property at Map 406, Lot 36. The motion was made by Mike B. seconded by Mike S. the vote was unanimous.

Mike B. made a motion to approve the subdivision application submitted by Betty H. and Tara K. seconded the motion. The motion passed with a unanimous vote.

Ed B. told Betty H. now that the subdivision application has been approved, the board will need a mylar to sign and record and a total of \$51 to record the plan.

Don H. next called for a public hearing to be opened for a lot line adjustment hearing to be opened for Jack Brill for property at 22 Brill Hill Road, Woodsville, NH. Tax map 402 lots 56, 56A, 56B, 57.

Ed B. told the board that Jack B.'s lawyer, Colin Robinson, had notified the board that there were some minor changes to the plan that had previously be submitted and Harry B., the applicant's engineer, would be distributing new ones for the board to consider. The old plans were returned to Harry B. who submitted the new plans for the board to consider.

Harry B. explained that the new plans had some shading added and the acreage amounts adjusted to be more accurate.

Ed B. said the request for a lot line adjustment had been warned, advertised and the abutters had been notified. He also said the application is complete for the board's consideration.

A motion to go into public hearing at 7:20 p.m. was made by Tom F. and was seconded by Mike S. The vote for public hearing was unanimous.

Harry B. noted that the board had seen a plan like this one in the past. He reminded the board that because there was a problem with the plan being recorded previously, there was litigation to resolve that issue. With the lot lines established, he said the applicant would like to move the lot lines to make each lot more conforming to the town's subdivision regulations. Harry B. said that previously, there were lot lines going through the buildings. He said the proposed changes bring closely resembles where the project was three years ago. The new proposal will resolve issues of lot lines going through buildings and will help configure the property the way Jack B. wants it.

Tom F. asked what was different than the previously approved and most recently recorded mylar.

Harry B. said the shaded area on the plan reflects the changes.

Ed B. asked for confirmation that no new lots were being created by the lot line adjustment. Harry B. confirmed that the application before the planning board did not create any new lots. Tom F. said he appreciated the new plan because it made the more clearly defined and cleaned up a lot of issues.

Don H. asked if was any comments from the public. None being heard, Tom F. made a motion to close the public hearing. The motion was seconded by Mike S. The vote to close the public hearing was unanimous. The hearing closed at 7:25.

Ed B. said the application was complete a check to the town for the Planning Board fees and all other requirements.

Don H. asked for a motion to accept the application as complete. Mike S. made a motion to approve the application for lot line adjustment submitted by Jack Brill for property found at Tax Map 402, Lots 56, 56A, 56B, 57. The motion was seconded by Mike B. The vote in favor of the motion was unanimous.

Tom F. made a motion to approve the lot line adjustment submitted by Jack Brill. Mike B. seconded the motion. The vote in favor of the motion was unanimous.

Don H. asked Harry B. if he had a mylar for the project. Harry B. said he did and gave it to the chairman for his signature. After the board had double checked the mylar with the plan they had considered before them, and finding they matched exactly, Don H. signed the mylar for recording.

Jack B. said he would drop of the recording fees at the Town Offices in the morning.

6. Correspondence/Communications

None

7. Reports of Committees

None

8. Pending Business

Non

9. Other New Business

10. Public Appearances (Not Previously Scheduled)

None

11. Comments of the Clerk

None

12. Comments of the Planning Board

Don H. said he had a new job that was going to take him out of town and it might be more difficult to reach him for signing of mylars. Ed B. told Don H. not

to be concerned about that the board and the clerk would figure out ways to get the plans sign as needed.

13. **Other**

_None

14. **Adjournment/Next Regular Meeting**

Tom F. made a motion to adjourn that was seconded by Mike S.. The vote to adjourn was unanimous. The meeting ended at 7:32 p.m. The next meeting will be on Sept. 24.

Respectfully Submitted,
Ed Ballam,
Planning Board Clerk