

Haverhill Planning Board Minutes August 22, 2017

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

1. Call to Order

The meeting was called to order at 7:15 by Chairman Don Hammond

Planning Board members present:

Don Hammond

Chris Luurtsema

Howard Hatch

Tara Krause

Clerk Ed Ballam was not present for the meeting

Other attendees included Harry Burgess --- Gregory Roche, Pat and Brian Buchanan.

2. There were no alternates to designate.

3. The agenda was approved on a motion made by Tara K., seconded by Chris L.

4. The minutes of the July 25 meeting were approved on a motion by Tara K. seconded by Chris. L. Tara K. said the condensed minutes were on the right track and she suggested they could be further condensed at the discretion of the clerk.

5. There were no public appearances previously scheduled.

6. Communications and Correspondents -- none.

7. There were no reports of committees to hear.

8. Under pending business master plan, tabled to September.

9. Under new business, the board voted on a motion made by Tara K., seconded by Chris L. to hear an application for a two-lot subdivision submitted by Ed VanDorn for property on 1410 Lime Kiln Road, Pike, NH. Tax Map 419, Lot 7.

Don H. opened the public hearing and invited Land Surveyor Harry Burgess, a representative for Ed VanDorn, to explain the minor subdivision. Harry B. said he made new maps and included a couple of details to include a perc test and the results. He said the location of the perc test pit does not indicate where any building or development will take place. Rather it represented an easy access point off one of the trails into the property. He also explained that the well for the existing house is in the basement of the home and is now reflected on the plat. A powerline and septic system were also noted on the new plan.

Harry B. said the applicant desires to subdivide a 21 acre lot off the northeast corner of the 160-acre property. The proposed lot has 933 feet of road frontage and remaining lot will have 1,260 feet of frontage. He said the road is straight in front of the property so there should be no problem with a driveway.

There was some discussion about a large wetland area and beaver pond on the back of the proposed new lot. Harry B. said the beaver pond is about a 1,000 feet away from the lot and the test pit perc'd well, better than anticipated. He said the soils are good.

An unidentified member of the audience asked about the status of ownership of the property. The gentleman said he thinks the property was sold. Don H. and the board said there were no records of the sale in the application and it's customary to subdivide the land before it is sold.

Tara K. made a motion to accept the application as complete. Howard H. seconded the motion. The motion passed on a unanimous vote.

Don H. asked if there were any other comments. Mr. Roche said he had questions of the future owners of the property. Don H. said the board had no idea who the future owners would be.

Howard H. made a motion to close the public hearing at 7:30, seconded by Tara K. The motion carried with a unanimous vote.

Tara K. made a motion to approve the two-lot subdivision submitted by Ed VanDorn, and Howard H. seconded the motion. The motion was approved by a unanimous vote.

10. Other new business – Chris L. reported the town of Haverhill has proposed some lot mergers in Mountain Lakes. He said they are small lots that have been put up for tax sales previously without any interest or sales. He said the selectboard thought the land might be more attractive any result in successful sales if some of the lots were merged. He said with shoreline protection laws, the bigger the footprint, the easier it is to develop the lots. He said the town has no desire or intentions to develop the property, but is just trying to make them more desirable for potential bidders at a tax sale. The board members agreed it was a good idea and a step in the right direction.

Don said the first merger were lots 309 and 310, the second one is 311 and 312 and the third 314 and 315.

Board members had questions about whether the abutters needed to be notified and whether the town needed to pay fees for the merger and recording. Tara K. asked Chris L. if the board was in a hurry to get the mergers done. Chris L. there was no rush. He also said that Town Manager Jo Lacaillade came up with the idea and the selectboard just went along with it. Don H. said if there was no rush, he didn't have to sign the mergers immediately. Tara K. said the selectboard should more widely advertise tax sale properties. Chris L. asked if the board was in agreement that there were no major issues with the mergers, but the board had procedure questions. Howard H. said he had not gone to look at it, so he couldn't comment. Don H. said he would write the clerk a note saying there were no fees noted and there was no indication the abutters were notified. The board members said the abutters should be notified that the lots next to them are being merged. Don H. said the board has to follow the same rules for the town as everybody else. Tara K. said notifying the abutters makes sense because the abutters might want to jump in and buy the lots before they double in size.

11. Under public appearance not previously scheduled, Harry B. reported that Carl Bagley, owner of property on Barber Road, and reported that he had moved the culvert in question by the board and he wanted Harry B. to look at it. Harry B. told the board that Mr. Bagley has moved the culvert and created a

stone lined ditch that diverts all the water on to his property. Harry B. said he measured and surveyed the new culvert and wanted to know if he should site the new culvert on the mylar to record. Don H. and other members said it should be on the mylar and recorded. Don H. said it was good that Mr. Bagley kept his word and did the work. Harry B. said Mr. Bagley waited until the area was dried out to do the work and there is currently no water running through the culvert. Howard H. said he would like it noted that it doesn't always require lawyers to resolve issues and sometimes just talking about the issues can produce resolution. Chris L. agreed and said he would pass it along to the selectboard. Chris L. also asked that Harry B. produce a letter to be given to the selectboard outlining what was done to correct the water issue on Barber Road. .

12. Under comments of the clerk – not present.

13. Under comments of the planning board members, Tara K. said she wished there were more members on the board.

14. Other – no business conducted

15. The meeting adjourned on a motion made by Tara K. seconded by Howard H. at 7:55 pm. The next meeting will be held on Sept. 26.

Respectfully submitted, based on an electronic recording of the meeting.

Ed Ballam, Clerk, Haverhill Planning Board