

Haverhill Planning Board Minutes January 23, 2018

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

1. Call to Order

The meeting was called to order at 7:00 by Chairman Don Hammond

Planning Board members present: Don Hammond, Chris Luurtsema, Howard Hatch and Tara Krause joined the meeting about two minutes into the meeting.

Clerk Ed Ballam was also present. Members of the public in the audience were Joseph Martel, Katie Young, Kevin French, Kenneth Smith, Rob Welsh, Bob Welsh, and Nicholas Frye

2. There were no alternates to designate.

3. The agenda was approved on a motion made by Howard H. seconded by Tara K. The vote was unanimous.

4. There was discussion about the minutes of the Nov. 28 meeting Howard H. said there was no vote on the decision to cancel the December meeting. Ed B. said the minutes do not say there was a vote. He said it was decided not to have a meeting in December. Tara K. read the minute and also said the minutes do not say there was a vote.

Chris L. said it was brought up that the planning board has a responsibility by RSA to meet monthly. Don H. said he could just about imagine who the individual was who brought the issue up at the selectboard's meeting. Howard H. said he just wanted it noted that there was no vote taken on the cancellation of the meeting. Tara K. said that once again, the minutes were getting long and she said they could be shortened further. A motion was made by Tara K. to accept the minutes as presented. It was seconded by Howard H. vote was three to one abstention, Chris L., who was not present at the Nov. 28 meeting

5. The board considered a request for a lot line adjustment submitted by Brian Young, Woodsville Place, LLC, PO Box 1019, Campton, NH for property at 2 Perkins Place, Woodsville, NH, identified as Map 103 Lot 85-0000 and 84.

Ed B. said the fees had been paid, abutters notified and the hearing noticed. He said the application appears to be complete. On a motion made by Tara K., seconded by Chris L. the board voted unanimously to accept it as complete. Don H. opened a public hearing on the request. Kevin French, a representative of Woodsville Place, explained the adjustment which amounted to about .13 acres by moving a line approximately 10 feet. Katie French also participated in the presentation.

Chris L. asked if the abutter had agreed to the adjustment as there was no signature on the application. Kevin F. said there was no question the abutter agreed, but he understood the board might want to have something in writing.

Chris L. made a motion to approve the lot line adjustment with a condition that a written, notarized letter of approval from the abutter and owner of the adjacent lot, David Johnson stating that he agreed with the lot line adjustment. The motion was seconded by Howard H. The vote was unanimous. Ed B. said nothing would be signed or recorded without the notarized letter and the recording fees had been paid.

6. Communications and Correspondents – Ed B. asked the board its members would like him to draft a report for the planning board for inclusion in the 2017 annual Town Report. Don H. asked that Ed B. draft the report. .

Howard H. said he doesn't appreciate the stinger that the selectboard send out to the planning board. Chris L. wanted to be clear that it is not all the selectmen. He said there are two selectboard members who feel it is their job to police everything the planning board correct anything they feel was done incorrectly. Chris L. said he has told the planning board detractors on the selectboard that perhaps they should be the selectboard member representative on the board. Tara K. asked if it was Tom Friel and Mike Bonnano who were watching over the planning board and Chris L. said yes Don H. said he wishes Tom F. and Mike B. would spend as much time working as selectmen as they do trying to oversee the planning board.

Tara K. asked Chris L, as the selectboard's representative what he thinks the planning board is doing wrong. Chris L. said recently, some board members were concerned about the fact the Dec. 23 meeting was cancelled. Chris L. reported that selectboard members pointed out state law that requires each the planning board to meet monthly. Chris L. said the board needed to meet, even if it didn't have a quorum to hear the citizen's business. Chris L. said another issue that has come up recently that the board has not kept up its membership list and appointments to the board. Ed B. said he's had conflicting discussion with Tom F. about appointment. He said it's not the clerk's position keep track of appointments done by the selectboard. Chris L. said that as the ex-officio member from the selectboard unless he says there's a problem, no one should worry about what is a problem and what isn't.

There was discussion about membership and about a quorum and how it affected the decision to cancel the December meeting. Tara K. asked the selectboard member what the selectboard was doing to find new members. There was some discussion about a candidate who was interested in joining the board. It was believed the candidate was planning to attend the current planning board meeting but did not show up.

Chris L. asked the board if had any issues with having resident Gary Hebert join the board as a member. Howard H. made a motion to recommend Gary H. to the board. It was seconded by Tara K. and the motion was unanimous. Don H. asked the selectboard to continue looking for more candidates to build a list of alternates to fill absences.

7. Under committee reports, Ed B. said he briefly attended the subcommittee on the master plan. He said they were continuing to meet and were discussing the plan and how to proceed. Chris L. said he would hope that many citizens would have the chance to participate in the update. He suggested a survey be distributed or mailed to residents. Ed B. said he would talk with the town manager to see if there was a copy of the 2008 master plan questionnaire available.

8. Pending business

9. Under pending business, Ed B. said the board has been asked to consider the release and extinguishment of a subdivision restriction on a two-lot subdivision on Central Street in Woodsville, recorded on May 19, 1980 identified as tax map 103 lot 066.

Attorney Nicholas Frye, representing the potential new owners Rob Welsh and Bob Welsh, told the board a 551 square, sitting on a .13 acre parcel had been subdivided with a condition that it be used for

commercial purposes. The current owner, Ken Smith, said it was once a laundromat, but has been used for residential purposes since the early 1980s.

Tara K. said she was concerned about access to the property. Nicholas F. said the property has access on to Elm Street and through a parking lot with access on Central Street. There was some concern about expansion of the property. The board concluded that it might be difficult to expand any part of the building given its size and the small lot size as well.

Tara K. made a motion to grant the request to release and extinguish the subdivision restriction and allow it to continue to be use residentially. The motion was seconded by Howard H. The vote was unanimous.

10. Other new business – the Board considered a voluntary lot merger submitted by Mark Tuttle, 59 Kearsarge Drive, Woodsville Tax map 204. Lots 174 and 173, After examining the application, the board voted to approve the application on a motion made by Tara K., seconded by Chris L. The vote was unanimous.

11. Under appearances not previously scheduled, Joseph P. Martel asked the board about subdividing a family estate on Brushwood Road and Sand Road. Joseph M. said he had been by previous boards that neither he nor his family could ever further subdivide the land because the family had exceeded the limit and become professional land developer.

Don H. said he did not think the board had any such authority to place restrictions like that on property owners. Joseph M. talked generally about the plans he was developing to subdivide his mother's estate to satisfy beneficiaries, namely his siblings. The board agreed that if Mr. Martel followed the subdivision regulations, the board would consider his proposal. Joseph M. said that with that knowledge, that he can subdivide the property, he will develop a preliminary proposal for consideration at the next meeting. Howard H. expressed some concern about further development on Sand Road. Joseph M. said he would do what he could to keep extra traffic off that road. The board also suggested that Joseph M. make sure to avoid irregular lot shapes.

Don H. told Joseph M. that perhaps the best next step to have some preliminary plans to show the board before to make sure the members are comfortable with the concept before having to invest a lot of money on professional service.

Joseph M. thanked the board and commended the members for conducting business fairly and efficiently.

12. Under comments of the clerk – none

13. Comments of the clerk

14. Other – no business conducted

15. The meeting adjourned at 8:55 p.m. on a motion made by Howard H. seconded by Tara K. the vote was unanimous. The next meeting will be held on Feb, 27.

Respectfully submitted,

Ed Ballam, Clerk, Haverhill Planning Board