

Haverhill Planning Board Minutes May 23, 2017

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

Tara Krause – was excused from the meeting

Other attendees included Clerk Ed Ballam and Surveyor Tom Smith and his young son. James Roy, Arthur Gunthier, a representative from TGK (Huberts) and a Woodsville resident who had one minor question at the top of the meeting asking whether the lot line adjustment warned for the meeting would affect his land. The answer was no and he left without identifying himself.

2. Designation of Alternates

No alternates to designate

3. Agenda Approval

Howard H. made the motion to approve the agenda as presented, seconded by Chris L. the vote was unanimous.

4. Approve Minutes of Previous Meeting

Ed B. asked the board postpone the approval of the minutes because there was a large section of a public hearing on a subdivision that got dropped out of the document by clerical error. He said he would make the correction and have them available for the June meeting.

5. Scheduled Public Appearances previously scheduled.

none

6. Correspondence/Communications

None

8. Pending Business

Ed B. said the board should talk about the membership of the Master Plan subcommittee. He told the board he has the list of everybody who signed up to help. Don H. said the selectboard should ask all the people who signed up to come in and talk to the selectboard and see if there's any other section of the master plan they might want to work on, Ed B. said the selectboard might want to be the board to formally charge the Master Plan committee and the planning board could tell the members what needs to be done. Don H. said the selectboard can do it just as well as the planning board Don H. said the master plan committee should look at the existing master plan and make any updates they think are necessary. Chris L. said the board should talk about it at its next meeting. Ed B. said he would make copies of the lists of applicants and make sure the selectboard has them.

9. New Business (Applications)

Don H. opened a public hearing for a lot line adjustment submitted by James Roy – JAG Holdings LLC, WMB Holdings LLC, 33 Central Street, Woodsville, NH. Tax Map 101 lots 43,46, 47 at 7:05.

Ed B. said the application had been warned and the abutters notified and the application appeared to be complete.

Tom S. told the board he was representing the applicant. He said the application was for three separate abutting properties. He orientated the board to the location of the property and described the first pieces as fronting on Central Street and running all the way back to the Royal Electric building. He said the applicant proposes to take a piece of the narrow lot and add it on to the Royal Electric property. He pointed to it on the plat before the board. He said about a third of the lot would be added to the Royal Electric property which would be about 0.16 acres. He said another lot line being addressed in the application is the property of the Royal Electric building and lot 47 which also goes up to Central Street. He explained a narrow piece of the Royal Electric building lot would be added to lot 47. He pointed to it on the map. He said that lot 47 would become .040 acres, lot 43 would be 0.27 and the Royal Electric property, lot 46 would be 0.80 acres.

Chris L. asked who the parties were involved in the other properties affected by the application. Lot 43 is owed by TGK, Arthur G. said, explaining it was the Hovey building, more recently known as the Hubert. Arthur G. said when his family bought the building the small strip of land in question came with the property. He said there was a building on it previously that burned. He said it's the parking area for Hubert's. Tom S. said lot 46 is JAG Holdings, where the Royal Electric building is located. Tom S. said Lot 47 is owned by WMB which is also represented by Arthur G. Chris L. asked if the application is the result of any boundary disputes. James R. said Royal Electric had previously rented the lot from TGK. Arthur G. said the area is not really a parking lot, rather a graveled area but it gives Royal Electric full access to its building for larger vehicles.

Chris L. asked if there were any plans to increase the size of the Royal Electric building. James R. said he hopes to take down a shed on the land he is acquiring and replace it with a building. Chris L. asked if the building would interfere with any lot lines or other buildings. James R. said it would not.

Chris L. asked if the lots 48 and 49 would be affected. Tom S. said the application would not affect the other abutting lots. He said a surveyor's point might be added to the line and another relocated to accommodate the change, but that's it.

Don H. closed the public hearing at 7:11 p.m. and asked for a motion to accept the application as complete. Chris L. made that motion which was seconded by Howard H. The vote was uniramous.

Don H. asked for a motion to approve the application for a Lot Line adjustment for James Roy – JAG Holdings LLC, WMB Holdings LLC, 33 Central Street, Woodsville, NH. Tax Map 101 lots 43,46, 47. Chris L. made that motion which was seconded by Howard H. The vote was unanimous.

Ed B. said the planning board has the mylar, but does not yet have the recording fees. Tom S. said he would drop off the recording fees the next morning and asked when it would be recorded. Ed B. said he would get to it as soon as he was alerted the fees had been dropped off. Tom S. asked if he could take it to the registry of deeds personally. Ed B. said that was against the rules as there have been previous problems with people not recording the plans, so the board decided the clerk would do the recording to ensure it was done.

Don H. noticed there were no signature blocks on any of the plats or the mylar. Tom S. apologized and Don H. crafted one on the mylar and signed it.

10. Other New Business

Ed B. asked the board to take a look at a building permit on Hendrick's Lane, off of Pond Circle. The building permit was for a 12 by 16-foot woodshed. The board reviewed the application and a copy of the tax map just for orientation. Chris L. said the application looks straight forward. Don H. said he had no problem with the proposal. Chris L. asked about wetlands in the area. Ed B. said he suspects there is wetlands given the proximity to French Pond. Don H. said the parcel is bordered on two sides by French Pond. The board agreed that even if there was wetlands in the area, it doesn't apply to the planning board role to review and comment on the application.

Chris L. asked about shoreline protection. He said he was dealing with it in Vermont on lake property and he said Vermont has rules about impervious surfaces located within 250 feet of a shoreline. Ed B. said New Hampshire laws are different and he believed Vermont laws were far more strict. Ed B. reminded the board about it being advisory to review and comment. Ed B. said he could write to the administrative assistant that the board had concerns following any shoreline regulations that might apply to the property. Don H. questioned whether it was going to actually be a woodshed with five windows as well as a door. Chris L. said it doesn't matter to the board what the owner is going to do with the building. Chris L. said he just wants to make sure there were no other rules and regulations the owner would need to comply with to complete the project. He added that state law says body of water 10 acres or more must comply with shoreline protection regulations.

11. Public Appearances (Not Previously Scheduled)

None

12. Comments of the Clerk

None

13. Comments of the Planning Board

None

14. Other

None

15. Adjournment/Next Regular Meeting

The meeting was adjourned at 7:35 p.m. on a motion made by Howard H. seconded by Chris L. the vote was unanimous. The next meeting is June 27, 2017.

Respectfully submitted,

Ed Ballam, Planning Board Clerk