

**HAVERHILL PLANNING BOARD
MINUTES
Tuesday, March 26, 2024, at 6:00 PM
Clifford Memorial Building
S. Court St.
Woodsville, NH
Or on Zoom**

Tuesday, March 26, 2024

CALL TO ORDER

Chair Hebert called the meeting to order at 6:00 PM.

ATTENDANCE

Planning Board members:

John Nelepovitz (Here); Matt Bjelobrk (Here), Joe Longacre, ex officio (Here); Vickie Wyman, Vice Chair (Here); Gary Hebert, Chair (Here); and Donnie Hammond (Excused). A quorum was met.

Town Employee:

Joanna Bligh, Board Clerk

Visitors:

Jacob Burgess, Pioneer Land surveying

Paul Kidder

Wendy Gray

Becky Mackin

AGENDA APPROVAL

MOTION #1: Vice Chair Wyman made the motion, seconded by Nelepovitz, to accept the Agenda written.

Voice Vote: All in favor, none opposed, none abstained. The motion passed unanimously.

PUBLIC HEARING

MOTION #2: Vice Chair Wyman made the motion, seconded by Nelepovitz, to open the Public Hearing at 6:02 PM.

Voice Vote: All in favor, none opposed, none abstained. The motion passed unanimously.

- Lot Line Adjustment, Paul Kidder, applicant, 28 Melody Lane, Woodsville, NH; Map 402, Lots 23 and 24.
- Chair Hebert stated that he will recuse himself on this vote because he is an abutter to the property under review.

Chair Hebert opened the review of the Kidder Lot Line Adjustment application by introducing Jacob Burgess, agent for Paul Kidder.

Burgess provided large format survey plans for the members to review and noted that both lots are owned by Paul Kidder. Burgess stated that 2.8 acres is to be annexed from Lot 24 (currently 3.91 acres) to Lot 23, a shop lot of 1.7 acres. Burgess noted that the less-than-5-acres subdivision approval has been approved from the NH Department of Environmental Services. With the lot line adjustment, Lot 24 with existing septic will become 1.11 acres, and Lot 23 with no septic will become 4.50 acres.

Chair Hebert asked for Board comments.

Bjelobrk asked about the ZIP code listed on the state approval document that has the address listed as Haverhill 03765. He noted that the property is in Woodsville. Vice Chair Wyman noted that for Haverhill, 03765 is the listing for tax deeds.

Chair Hebert asked for any questions or comments from the Board members or the public, and there were none.

Chair Hebert asked for a motion to close the Public Hearing.

MOTION #3: Bjelobrk made the motion, seconded by Vice Chair Wyman, to close the Public Hearing at 6:05 PM.

Voice Vote: All in favor, none opposed, none abstained. The motion passed unanimously.

Board Vote

MOTION #4: Bjelobrk made the motion, seconded by Vice Chair Wyman, to approve the Lot Line Adjustment for Paul Kidder, applicant, 28 Melody Lane, Woodsville, NH; Map 402, Lots 23 and 24.

Voice Vote: All in favor, none opposed, none abstained. The motion passed unanimously.

The mylar plan prepared by Burgess was dated and signed by the Chair and Clerk and will be recorded at the Grafton County Registry of Deeds by the Clerk.

NEW BUSINESS

- Chair Hebert announced that the April 23 meeting of the Planning Board will be the organizational meeting during which the officers will be voted in.
- **Building Permit (private road):** Robert and Cynthia Rhodes, 58 Woodward Rd., Merrimack, NH (site location: Sunapee Circle, Mountain Lakes); Map 201, Lot 003.

Comments by the Board members:

- Vice Chair Wyman stated that the District approval is not listed on the building permit and should be approved first. Vice Chair Wyman noted that on page 3, under Compliance, #4, that this is not a subdivision, and she also noted that the building permit should be filled out by the applicant. Vice Chair Wyman stated that the approval from Mt. Lakes should come first
- Nelepovitz agreed that Mt Lakes should have their approval first.
- Bjelobrk noted that the Mt. Lakes zoning is more stringent.
- Chair Hebert discussed the maintenance of a private road.

- Chair Hebert summarized the members' comments on the Rhodes' building permit as: "Return without recommendation."

OLD BUSINESS: None.

COMMENTS FROM TOWN STAFF:

- Clerk Bligh provided the members with the 2023 Planning Board *Rules of Procedure* and suggested that the members review this for possible revisions at the April meeting.
- Clerk Bligh announced that the NH Office of Planning and Development is hosting a Planning and Zoning Conference on Saturday, May 11, in person or by Zoom. Vice Chair Wyman confirmed how informative these meetings are.
- Clerk Bligh introduced suggestions for the 2024 Planning Board to schedule revising the ordinances and regulations, such as the Wetlands and Aquifer Ordinance from 1996. Chair Hebert noted that there may be gravel pit renewals in 2025 (every 5 years) and that the permit dates should be reviewed.

COMMENTS BY THE PLANNING BOARD MEMBERS:

- Vice Chair Wyman welcomed Matt Bjelobrk and Joe Longacre to the Board.
- Vice Chair Wyman discussed the importance of a Health & Safety Ordinance versus a Junk Yard Ordinance. Vice Chair Wyman noted that we may have an ordinance, but there is no zoning officer, or Nelepovitz stated, there is no officer or agent approved by the legislative body.
- Chair Hebert stated that there is no enforcement, not by police unless there is a civil court order.
- Longacre recommended looking into how other towns manage health and safety issues in their ordinances.

MEETING MINUTES APPROVAL

MOTION #5: Vice Chair Wyman made the motion, seconded by Nelepovitz, to approve the minutes from **February 27, 2024**, as written.

Voice Vote: Three in favor, none opposed, two abstained. The motion passed.

GOODBYE TO CHAIR HEBERT

- Chair Hebert accepted gifts and a card with a sentiment written by Vice Chair Wyman.
- Longacre stated that the Planning Board has drastically improved since Chair Hebert's tenure.
- Nelepovitz commented on Chair Hebert's RSA knowledge, which was helpful to the Board.
- Chair Hebert replied that the Board did good work and did not squander meeting time.

NEXT MEETING

- Planning Board REORGANIZATIONAL Meeting, **Tuesday, April 23, 2024**.

ADJOURN

Chair Hebert asked for a motion to Adjourn the meeting.

MOTION #6: Longacre made the motion, and Bjelobrk seconded the motion, to adjourn the meeting at 6:38 PM.

