

**Town of Haverhill  
PLANNING BOARD  
Meeting Minutes  
Tuesday, March 28, 2023, at 6:00 PM  
J.R. Morrill Building  
2975 Dartmouth College Hwy.  
No. Haverhill, NH 03774  
And on Zoom**

**Tuesday, March 28, 2023**

**CALL TO ORDER:**

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

**ATTENDANCE:**

Kevin Knapp (Here), Vice Chair Nelepovitz (Here), Donnie Hammond (Here), Chair Hebert (Here), and Vickie Wyman (Absent). A quorum was met.

**Town Employee Present:**

**Board Clerk:** Joanna Bligh

**Visitors in Person:** None.

**Visitors Online:**

June Garneau

**DESIGNATION OF ALTERNATES (if necessary):** None.

**AGENDA APPROVAL**

**MOTION #1:** Knapp made the motion and Vice Chair Nelepovitz seconded the motion to approve the Agenda as amended.

- Chair Hebert stated that the Voluntary Merger application is incomplete, it will be taken off the agenda.
- Knapp noted that the Voluntary Merger has to be tabled.
- Vice Chair Nelepovitz stated that the bank will not produce an assent document.

**Voice Vote:** All approved, none opposed, and none abstained. The motion passed unanimously.

**PUBLIC APPEARANCES (previously scheduled):** None.

**PENDING BUSINESS:**

***Subdivision Regulations* WAIVER Discussion**

Chair Hebert stated that a waiver provision must be included in Haverhill's *Subdivision Regulations* per RSA 674:36II,(n) and according to RSA 674:36 Notes to Decisions 6. Scope of Regulations. Chair Hebert noted that the Board has approved irregular lots, and this lot should

have been waived. Chair Hebert stated that using this RSA waiver language, the Board can be as strict or as general as required.

Chair Hebert read the waiver language:

“Upon written request by the applicant, the Planning Board may grant a waiver or relaxation of the provisions of the *Subdivision Regulations* as it deems appropriate per NH RSA 674:36 II (n) by majority vote of the Board. Reasons for the waiver shall be recorded in the meeting minutes. The requirements of the Regulations may only be modified or waived by the Board when:

1. Strict conformity would pose an unnecessary hardship to the applicant and a waiver would not be contrary to the spirit and intent of the Regulations.
2. Specific circumstances relative to the subdivision (major or minor), lot line adjustment, or voluntary merger or conditions of the land indicate that the waiver will properly carry out the spirit and intent of the Regulations.
3. The scope of the *Subdivision Regulations* could be broad and generally include provisions that would tend to create conditions favorable to health, safety, convenience, or prosperity.”

**MOTION #2:** Vice Chair Nelepovitz made the motion and Knapp seconded the motion to approve the Subdivision Regulations waiver language as read and written above and to insert this waiver paragraph into the Haverhill *Subdivision Regulations*.

**Voice Vote:** All approved, none opposed, and none abstained. The motion passed unanimously.

**Lot Line Adjustment; Charles and Sheila Pickering, 2875 and 2877 Mt. Moosilauke Hwy, Pike, NH 03780; Map 421, Lots 72,75; Jacob Burgess, agent; Follow up Motion #2, Meeting Minutes from 2-28-23**

Chair Hebert stated that to confirm the reasons for Pickering’s application decision to deny made in Motion #2 at the 2-28-23 meeting, the Board now must list the reason for the denial in a new motion.

**MOTION #3:** Hammond made the motion and Knapp seconded the motion to confirm the Pickering lot line adjustment denial because the lot line adjustment does not meet the criteria outlined in the *Subdivision Regulations*, Section 4.1.8 Irregular Lots, “...lots with irregular shapes shall not be accepted by the Planning Board...”

**Voice Vote:** All approved, none opposed, and none abstained. The motion passed unanimously.

## **NEW BUSINESS**

**Building Permit (RSA 674:41)** Priscilla Moody-Eastman and Kenneth Eastman, P.O. Box 440, Campton, NH 03223; Map 208, Lot 30.01; 30, Pleasant View Park, Haverhill Corner, NH.

### **Discussion:**

- Hammond noted that the application for the building permit had not passed by Haverhill Corner Planning Board and Haverhill’s Planning Board does not want to circumvent their comments. There was consensus among the members.

**MOTION #4:** Hammond made the motion and Vice Chair Nelepovitz seconded the motion to

table the Building Permit for the Eastman's until Haverhill Corner Planning Board sees the form.

**Voice Vote:** All approved, none opposed, and none abstained. The motion passed unanimously.

**Administrative: Notice of Decision with Findings of Fact TEMPLATE for review**

The Board reviewed the templated Notice of Decision with Findings of Fact document. Chair Hebert asked to have the pertinent RSAs listed on the top of the document. Clerk Bligh will follow up.

**MASTER PLAN / Chapter 4, Utilities, and Chapter 11, Regional Considerations**

Chair Hebert introduced June Garneau, consultant, on Zoom.

**Chapter 4, Utilities**

Clerk Bligh suggested putting this chapter on hold until more detailed information from local utility providers is available. The Board agreed.

**Chapter 11, Regional Considerations**

The Board members and Clerk Bligh offered many changes to this chapter, and the end-of-chapter Goals section was rewritten.

**Natural Resources Chapter**

Garneau asked for input in the Natural Resources chapter, including a discussion of farm products in Haverhill, the number of gravel pits, and the locations of Haverhill's scenic overlooks.

**MINUTES APPROVAL**

**MOTION #5:** Vice Chair Nelepovitz moved, and Knapp seconded the motion to approve the Meeting Minutes from **February 28, 2023**, as written.

**Voice Vote:** All approved, none opposed, and none abstained. The motion passed unanimously.

**CORRESPONDENCE:** None.

**COMMENTS BY TOWN STAFF:**

- Office of Planning and Development Spring Conference, Saturday, April 29, 2023.
- Office of Planning and Development -- Planning Lunches at Noon, Thursday, April 20, 2023, from 12:00 noon to 1:00 PM.
- To register, go to: <https://www.nh.gov/osi/planning/planning-training.htm>

**COMMENTS BY THE BOARD:**

**Kevin Knapp:** No comments.

**Hammond:** No comments.

