

**Town of Haverhill
PLANNING BOARD
PUBLIC HEARING
Minutes
Tuesday, May 23, 2023, at 6:00 PM
J.R. Morrill Building
2975 Dartmouth College Hwy.
No. Haverhill, NH 03774
And on Zoom**

Tuesday, May 23, 2023

CALL TO ORDER:

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

ATTENDANCE:

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

Town Employees Present:

Assistant Town Manager (ATM): Jennifer Boucher
Board Clerk: Joanna Bligh

Visitors in Person:

Harry Burgess
Jennifer Martel
Joseph P. Martel
Paul Kidder
Erin Atkinson

Invitees assisting the Master Plan Committee:

- Sherri Sargent, Director of Parks & Recreation Department
- Mona Sanville, Assistant Director Parks & Recreation Department
- Jennifer West, Chair, Parks & Recreation Commission
- Katelyn Currie-Huggard, Chair, Conservation Commission
- Pat Buchanan, Director, Court Street Arts
- Mark Lang, President, Ammonoosuc ATV Club (online)
- Anna Peart, Patten-North Haverhill Library
- Kevin Goldsack, Woodsville Free Public Library
- Joe Kirkpatrick, President, Haverhill Library Association

Visitors Online:

June Garneau
Jessica Fiore
Mark Lang

DESIGNATION OF ALTERNATES (if necessary): None.

AGENDA APPROVAL

MOTION #1: Vice Chair Wyman made the motion and Nelepovitz seconded the motion to approve the Agenda as written.

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

PUBLIC APPEARANCES (previously scheduled): None.

PUBLIC HEARINGS

Public Hearing #1 (Waterhouse)

Chair Hebert read the NOTICE:

NOTICE is given in accordance with RSA 677:4 and 675:7 that the Haverhill Planning Board will hold a Public Hearing for a Minor Subdivision (Map 402, Lot 90) for applicants Lee and Cindy Waterhouse, 811 State Forest Rd., Groton, VT, and Jay and Kimberly Waterhouse, 71 Hayden Dr., Woodsville, NH (location of proposed subdivision) on May 23, 2023, at 6:05 PM at the J.R. Morrill Building, 2nd Floor Conference Room, No. Haverhill, NH.

MOTION #2: Vice Chair Wyman made the motion and Hammond seconded the motion to open the Public Hearing at 6:02 PM for the Waterhouse subdivision application.

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

- Minor Subdivision, Lee and Cindy Waterhouse, 811 State St., Groton, VT, and Jay and Kimberly Waterhouse, 71 Hayden Dr., Woodsville, NH; property address: 67 Hayden Dr., Map 402, Lot 90.

Harry Burgess, agent for the Waterhouse parties, discussed the proposed subdivision of 8 acres into 1.14 acres with the existing house at 67 Hayden Dr. and the remaining 7.29 acres to be merged with lot 91 and deeded to Jay and Kimberly Waterhouse. Chair Hebert asked if there was a deeded right-of-way, and Burgess replied that there is 600 feet on Swiftwater Rd.

MOTION #3: Vice Chair Wyman made the motion and Nelepovitz seconded the motion to close the Public Hearing for the Waterhouse subdivision application.

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

MOTION #4: Vice Chair Wyman made the motion and Knapp seconded the motion to approve the application for a subdivision by Lee and Cindy Waterhouse and Jay and Kimberly Waterhouse, Map 402, Lot 90 and 91.

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

MOTION #5: Vice Chair Wyman made the motion and Nelepovitz seconded the motion to approve the NOTICE OF DECISION/FINDINGS OF FACT related to the Lee and Cindy Waterhouse and Jay and Kimberly Waterhouse application for a subdivision, Map 402, Lot 90 and 91.

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

Public Hearing #2 (Martel)

Chair Hebert read the NOTICE:

NOTICE is given in accordance with RSA 677:4 and 675:7 that the Haverhill Planning Board will hold a Public Hearing for a Minor Subdivision (Map 414, Lot 15.3) for applicant Joseph P. Martel, 11 Beech St., Woodsville, NH, and Brushwood Rd. property (location of proposed subdivision) on May 23, 2023, at 6:05 PM at the J.R. Morrill Building, 2nd Floor Conference Room, No. Haverhill, NH.

- Minor Subdivision, Joseph Martel, 11 Beech St., Woodsville, NH; property address: Airport Rd., Map 414, Lot 15.3

MOTION #6: Hammond made the motion and Nelepovitz seconded the motion to open the Public Hearing at 6:12 PM for the Martel subdivision application.

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

Burgess, agent for the Joseph P. Martel, stated that Martel applied for a subdivision of the 22+ acres on Brushwood Rd. into two lots—one at 17.26 acres and the second at 5.52 acres, which is a proposed building lot with access off of Airport Rd. Chair Hebert asked for comments from the Board or from the public, and there were none.

MOTION #7: Vice Chair Wyman made the motion and Knapp seconded the motion to close the Public Hearing at 6:15 PM for the Martel subdivision application.

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

MOTION #8: Vice Chair Wyman made the motion and Hammond seconded the motion to approve the application for the Martel subdivision.

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

MOTION #9: Vice Chair Wyman made the motion and Knapp seconded the motion to approve the NOTICE OF DECISION/FINDINGS OF FACT relating to the application for the Martel subdivision.

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

PENDING BUSINESS:

Subdivision Regulations WAIVER

Chair Hebert opened the discussion regarding the Addendum, which would add a waiver provision to be included in Haverhill's *Subdivision Regulations* 2016 per RSA 674:36II,(n) and according to RSA 674:36 Notes to Decisions 6. Scope of Regulations.

Chair Hebert read the waiver language:

Town of Haverhill, NH SUBDIVISION REGULATIONS 2016 Addendum

According to NH RSA 674:36 II (n) The subdivision regulations, which the Planning Board adopts, may ... include a provision for waiver of any portion of the regulations.

On March 28, 2023, the Haverhill Planning Board voted in favor of language to be added to the current *Subdivision Regulations 2016* to address the inclusion of a waiver provision, as follows:

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) and under Notes to Decisions #6, Scope of Regulations 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 quite broad and generally include provisions that would tend to create conditions favorable to health, safety, convenience, or prosperity.

MOTION #10: Vice Chair Wyman made the motion and Hammond seconded the motion to approve the waiver Addendum to the *Subdivision Regulations 2016*, as presented.

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

NEW BUSINESS

- **Preliminary Review:** Lot Line Adjustment, Ezra and Sandra Mann, 2080 Benton Rd., No. Haverhill, NH, and Benjamin and Frances Batchelder, 144 Batchelder Dr., Derby, VT; Map 410 Lots 113 (Benton Rd.), 113-1 (2038 Benton Rd.), 113, 2 (2080 Benton Rd.).

Burgess, agent for the Mann-Batchelder parties, stated that the parties applied for a lot line adjustment of parcel that in 2002 was 90 acres and subdivided at that time into 45 acres (Mann) and 44 acres (Batchelder). At this time, the parties submitted an application for a lot line adjustment to dissolve Lot 113 and create two lots 113.1 (Batchelder, 56.71 acres) and 113.2 (Mann, 57.82 acres) with both properties in current use.

Clerk Bligh noted that for the lot line adjustment, abutters need to be notified, but no Public Hearing is required.

MOTION #11: Vice Chair Wyman made the motion and Hammond seconded the motion to accept the Mann-Batchelder lot line adjustment application (Map 410, Lots 113.1 and 113.2).

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

MASTER PLAN / Chapter 8, Recreation, Culture, and Social Activities

Chair Hebert introduced June Garneau, writer and consultant, on Zoom to discuss Chapter 8.

Timeline for Final Review of Chapters

Garneau discussed a timeline for review of chapters seen by the Planning Board so far—June 21, Community Facilities; July 25, Utilities, Introduction; and 8-22, Write GOALS and review draft chapters.

Cover Re-Review

Garneau requested corrections for the image captions.

Chapter 8, Recreation, Culture, and Social Activities

Nine invitees to add their input to the Chapter 8 discussion were invited to join the Board, including Parks & Recreation, libraries, Conservation Commission, Court Street Arts at Alumni Hall, Haverhill Heritage Inc., and the Ammonoosuc Valley ATV Club who all wrote their own narratives for inclusion into the Master Plan. Discussion continued for 1 ½ hours and revisions were compiled by Garneau and Clerk Bligh.

Garneau asked for a list of clubs and associations, which the members and invitees provided.

BUILDING PERMITS

Building Permit: Mark and Susan Dargie (owners), P. O. Box 173, Granville, MA 01034; Map 410, Lot 51.7; 198 Pond Circle, Woodsville, NH

Comments from the Board:

Nelepovitz: No comments.

Hammond: No comments.

Vice Chair Wyman: No comments.

Chair Hebert: No comments.

ex officio Knapp: No comments.

Building Permit: Jeff Elliott (owner), 108 South Court St., Woodsville, NH; Fieldstone Estates, 155 Fieldstone Dr., Map 413, Lot 48.6.

Comments from the Board:

- **Nelepovitz:** No comments.
- **Hammond:** No comments.
- **Vice Chair Wyman:** No comments.
- **Chair Hebert:** No comments.
- **ex officio Knapp:** No comments.

MINUTES APPROVAL

MOTION #12: Knapp made the motion and Hammond seconded the motion to approve the minutes from March 28, 2023, as written.

Voice Vote: Four approved, none opposed, and one abstained. The motion passed.

MOTION #13: Vice Chair Wyman made the motion and Knapp seconded the motion to approve the minutes from April 25, 2023, as written.

Voice Vote: Three approved, none opposed, and two abstained. The motion passed.

CORRESPONDENCE: None.

COMMENTS BY TOWN STAFF:

