

**HAVERHILL PLANNING BOARD  
PUBLIC HEARING  
MINUTES**

**Tuesday, May 28, 2024, at 6:00 PM  
J.R. Morrill Building, 2nd fl.  
2975 Dartmouth College Hwy.  
No. Haverhill, NH 03774  
Or on Zoom**

**Tuesday, May 28, 2024**

**CALL TO ORDER**

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

**ATTENDANCE**

**Planning Board members:**

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

**Town Employee:**

Joanna Bligh, Board Clerk

**Visitors in person:**

Harry Burgess, Pioneer Land Surveying  
Gregory Chase  
Howard Hatch  
Dale Lewis  
Catherine Bullock  
Ed and Heather Warfield  
Brenda Brown  
Barbara Dutile (Treasurer of Haverhill  
Corner)  
Sharon Modjeska  
Philip Szilva

Truman Sloan  
Lindsey and Jack Hubbard  
David Carlson  
Tim Smith  
Rich Hahn  
Steve Blowy  
Audra Weber  
Ron and Ellen Hurlburt  
Maryellen Kirkpatrick  
Hugh Underhill

**Visitors online:**

Stacey Hahn

**DESIGNATION OF ALTERNATES:**

- Chair Hammond appointed Julie Harris, Alternate, as a member in full standing at this meeting.

**AGENDA APPROVAL**

**MOTION #1:** Nelepovitz made the motion, seconded by Longacre, to accept the Agenda written.

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

## **PUBLIC HEARING**

### **NOTICE**

NOTICE is given in accordance with RSA 675:7 and 677:4 that the Haverhill Planning Board will hold a Public Hearing for a Major Subdivision (Map 423, Lots, 1, 2, 3 and 4) for applicants Gregory and Jill Chase, 3 Summarsell Dr., Hartland, VT 05048 (site location: Court St. Ext., Haverhill, NH 03774) scheduled for **Tuesday, May 28, 2024**, at **6:05 PM** at the J.R. Morrill Building, 2nd Floor Conference Room, No. Haverhill, NH.

### **Open Public Hearing**

**MOTION #2:** Longacre made the motion, seconded by Harris, to open the Public Hearing at 6:05 PM.

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

### **Agent's Presentation**

Chair Hammond introduced Harry Burgess, agent for applicants Gregory and Jill Chase, to open the discussion on the Major Subdivision.

Burgess highlighted the following:

- The Chase's 4-lot subdivision off Court St. Ext. is a subdivision of 70 acres across from the Haverhill Corner water system reservoir.
- The property includes an approximately 500-foot roadway established when Briton Lumber Co. logged the property in 1994.
- The roadway has been updated with a new culvert and road work.
- Four large house lots (Lot 1, 7.2 A; Lot 2, 11.24 A; Lot 3, 41.96 A; and Lot 4, 6.74 A) are accessible from the private road named Catamount Lane.
- The property has been perk tested at the building sites and passed the state septic permit requirements.
- There will be onsite water and sewer.
- The private road will have a hammerhead turnaround, which is more suitable for a truck turnaround than a cul-de-sac.

### **Board Discussion**

[Please note that this is the second hearing of the Chase subdivision plans by the Planning Board. The subdivision plans were first presented at a Preliminary Review at the Planning Board meeting on April 23.]

- Wyman stated she had no comments.
- Nelepovitz stated he had no comments.
- Longacre stated that he visited the site and noticed that the culvert at the intersection of Court St. Ext. and Catamount Lane needed replacing to make it contiguous. It is now in two pieces. Clerk Bligh noted that this would be a condition of approval, and the Board agreed. Burgess noted that the culvert replacement could be part of the Driveway Permit, and Clerk Bligh agreed.

- Clerk Bligh noted that the Driveway Permit and a release of liability for a Class VI and Private Road form must be signed and notarized. Two items of Administrative paperwork are required and will be part of the conditions of approval.

### **Public Discussion**

- Audra Weber, Haverhill Corner, asked about the single-family lots being developed and if the septic is onsite; if the clear-cutting would pose a threat to water runoff, which affects the stormwater runoff as far away at the houses around the Green; and if the culverts and ditching could work better. Chase replied that four houses will not impact the runoff. Burgess noted that the perk tests showed the building sites were well drained.
- C. Bullock, Haverhill Corner, noted that the historical integrity of Haverhill Corner must be preserved, and, if developers purchased the land, new owners could further develop the land. C. Bullock noted that more traffic could impact the road through Haverhill Corner.
- Rich Hahn, Haverhill Corner, commented on the trees and stumps remaining after the logging, which is unsightly. Chase responded that when the lots are sold, clearing and stumping will be done.
- Philip Szilva, Haverhill Corner, commented that the lots are south of Court St. Ext. and runoff will occur. Burgess noted that the test pits were dug 6 feet and showed sandy gravel at the building sites, and he noted that in Haverhill Corner the ground is heavy clay, which does not drain.
- Modjeska asked about tax revenue and the control of building development. Chase replied that covenants have not be considered, and he wishes to have the subdivision to be an asset to the Town of Haverhill. Burgess noted that the land does not lend itself to further subdivision because of the lack of road frontage and the sloping land.
- Burgess noted that he had written a road maintenance agreement to be included in the deed language at the time of sale.
- A. Weber commented that there is nothing to prevent re-subdividing the parcels. Nelepovitz stated that the applicants would have to come before the Board.
- P. Szilva commented that construction trucks would be coming back and forth on Court St., which will be unpleasant.
- David Carlson asked if Chase is selling the lots individually or as a one purchase. Chase replied that the lots will be sold for single-family homes.
- Longacre noted that the Chase subdivision is meeting all the requirements of the Town of Haverhill's *Subdivision Regulations*, and he does own the property.
- Wyman asked if Chase would include in the deed that no additional subdivisions would be allowed. Chase noted that he will take all comments under advisement.
- Steve Blowy, Haverhill Corner, commented that the speed limit on Court St. is 25 mph.
- Mary Kirkpatrick, Haverhill Corner, asked if the gravel found in the test pits were brought in, and Burgess replied that the ground on that ridge is made up of glacial till.
- Bill Daley, Haverhill Corner, noted that he believes that he has one-half interest in a well on the Chase's property, and presented a deed (Book 479, Page 246) . Burgess stated that he would follow up.

### **Close Public Hearing**

**MOTION #2:** Longacre made the motion, seconded by Nelepovitz, to close the Public Hearing at 7:55 PM.

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

### **Board Vote**

**MOTION #3:** Longacre made the motion, seconded by Nelepovitz, to approve the 4-lot subdivision (Map 423, Lots 1, 2, 3, and 4) for Gregory and Jill Chase, Hartland, VT, with conditions, as follows:

- Driveway permit with replacement of a culvert: 15 inches x 10 feet with a collar attachment.
- Limits of Municipal Liability form signed and notarized.
- Burgess will check on the 1/2-well ownership claim of Daley's.

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

Wyman asked for clarification that Chase's Subdivision was APPROVED with conditions. There was Board consensus.

Chair Hammond read the release of liability form as follows:

**NOTICE OF THE LIMITS OF MUNICIPAL RESPONSIBILITY AND LIABILITY  
FOR CLASS VI HIGHWAYS AND PRIVATE ROADS  
(RSA 674:41)**

The undersigned acknowledges that the Town of Haverhill neither assumes responsibility now or in the future for maintenance of such Class VI highway or private road, nor assumes liability for any damages resulting from the use thereof. The Town of Haverhill further does not guarantee access by emergency vehicles. The Town of Haverhill will not accept the road now or in the future as a Town road unless the road is brought up to the standards and specifications of the New Hampshire Department of Transportation, *NHDOT Standard Specifications for Road and Bridge Construction*.

This notice is signed and executed by the undersigned as a condition of the issuance of approval of the four-lot subdivision on a private road by the Planning Board, and this notice shall be recorded in the Grafton County Registry of Deeds and shall be binding upon the undersigned and all heirs, executors, administrators, and assigns.

**Recording Fee:**

\$12 paid in cash or business check only written to the Grafton County Registry of Deeds.

Chair Hammond noted that everyone who buys a lot in this subdivision will sign this document.

Clerk Bligh asked the Board if there were any changes to this wording. Longacre stated that it read well and was complete. There was Board consensus that the Release of Liability document stands as written.

**NEW BUSINESS**

**Intent-to-Excavate / Woodsville Fire District**

Longacre read the minimum standards for excavation according to RSA 155:E. Longacre stated that the WFD sand pit should have a slope no greater than 1:1, soil berm or fencing on top for safety, and a reclamation plan. Chair Hammond stated that he would recommend professional engineering services as well as a reclamation action plan. Hofmann noted that the top of the pit is very close to abutters and that the hospital has a walkway nearby.

Clerk Bligh read an email from Kevin Shelton, Administrator of WFD, as follows:

"We would like to excavate the top, moving topsoil out of the way and bring down the top level of the pit, which would address the slope. We would rather not spend money on engineering as

we would work with Joe Maccini who has the knowledge to address these concerns correctly. The topsoil would be in reserve for when/if the pit was ever closed.”

Nelepovitz noted that in RSA 155:4-A.7, a reclamation bond needs to be filed because what they are requesting is a new excavation site.

Chair Hammond recommended that the Board do nothing at this time, not give permission, and send a letter requesting a reclamation plan for safety and a visit by the parties. Clerk Bligh volunteered to write the letter and send it to the Board for their approval.

**MOTION #4:** Chair Hammond made the motion, seconded by Longacre, to approve preparing a letter to forward to WFD relating to their Intent-to-Excavate permit.

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

### **Building Permits**

#### ***Olimpio and Emily DiPlacido***

The Board reviewed the Building Permit #2024-024 (Map 404, Lot 4.3) and provided the following comments:

Vice Chair Wyman: No comments.

Longacre: Cut and dry.

Hammond: Approve.

Harris: No comments.

Nelepovitz: No comments.

#### ***Mark McGuire***

The Board reviewed the Building Permit #2024-021 (Map 404, Lot 4.2) and provided the following comments:

Vice Chair Wyman: No comments.

Longacre: Approved.

Hammond: Approved.

Harris: Approved.

Nelepovitz: No comments.

#### ***Ron Hurlburt***

The Board reviewed the Building Permit #2024-023 (Map 410, Lot 83) and provided the following comments:

Vice Chair Wyman: No comments.

Longacre: No comments.

Hammond: No comments.

Harris: No comments .

Nelepovitz: No comments.

### **OLD BUSINESS**

#### **Julie Harris / New Member (Alternate)**

Clerk Bligh asked if Harris had been sworn in, and Harris went to the Town Clerk and was sworn in.

#### **Conservation Commission Member (RSA 36-A:3) / Carolyn Hofmann**

Approved at the last meeting, Clerk Bligh welcomed Hofmann to sit as an Alternate on the Planning Board and will bring reports back to the Conservation Commission.

