

**HAVERHILL PLANNING BOARD  
MINUTES  
Tuesday, August 27, 2024, at 6:00 PM  
J.R. Morrill Building, 2nd fl.  
2975 Dartmouth College Hwy.  
No. Haverhill, NH 03774  
Or on Zoom**

**Tuesday, August 27, 2024**

**CALL TO ORDER**

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

**ATTENDANCE**

**Planning Board members:**

Vice Chair Vickie Wyman (Here); John Nelepovitz (Here); Joe Longacre, ex officio (Here); Matt Bjelobrk (Here); Julie Harris, Alternate (Here); Chair Donnie Hammond (Here); and Carolyn Hofmann, Conservation Commission liaison (Absent). A quorum was met.

**Town Employee:**

Joanna Bligh, Board Clerk (Present)

**Visitors in person:**

Tom Smith, Smith & Pospesil  
Land Surveying Company, PLLC  
Jacob Burgess, Pioneer Land Surveying  
Don and Kathleen Vaillancourt  
Allan and Janice Heathman  
Kathleen Vaillancourt  
Peter L. Lavoie

John C. Aldrich  
Todd Aldrich  
Ryan Olsen  
Samantha Olsen  
Dan Marsh

**Visitors online:** Karla Larsen.

**DESIGNATION OF ALTERNATES:** Not needed.

**AGENDA APPROVAL**

**MOTION #1:** Vice Chair Wyman made the motion, seconded by Bjelobrk, to approve the Agenda as amended.

- Bjelobrk asked to remove the SCHEDULED PUBLIC APPEARANCES section of the Agenda.

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

**PUBLIC HEARINGS**

**Motion to enter Public Hearing #1**

**MOTION #2:** Vice Chair Wyman made the motion, seconded by Bjelobrk, to enter a Public Hearing #1.

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

- **Lot Line Adjustment;** RLTPJT, LLC (Roger Brissette), 131 Hanover Dr., Woodsville, NH (Map 204, Lot 226) and Heathman Family Trust (Allan and Janice Heathman), 127 Hanover Dr., Woodsville, NH (Map 204, Lot 210); Tom Smith, agent.

Chair Hammond introduced Tom Smith, agent, to discuss the Lot Line Adjustment.

- Smith noted that there have been no changes since the preliminary review at the last Planning Board meeting. These are both residential properties, and the plan is to change the common lot line between Lot 226 and Lot 210. Lot 226 will become 2.4 A, and Lot 210 will become 1.56 A.

Chair Hammond asked for Board questions or comments, and there were none.

**Board Vote**

**MOTION #3:** Bjelobrk made the motion, seconded by Vice Chair Wyman, to approve the Lot Line Adjustment for RLTPJT, LLC (Roger Brissette), Map 204, Lot 226, and the Heathman Family Trust (Allan and Janice Heathman), Map 204, Lot 210.

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

**Motion to exit Public Hearing #1**

**MOTION #4:** Bjelobrk made the motion, seconded by Vice Chair Wyman, to exit Public Hearing #1.

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

**Motion to enter Public Hearing #2**

**MOTION #5:** Bjelobrk made the motion, seconded by Vice Chair Wyman, to enter Public Hearing #2.

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

- **Minor Subdivision:** Kyle Cobb Nouse, 195 Brown Hill Rd., No. Haverhill, NH (Map 413, Lot 79); Harry Burgess, agent.

**Discussion:**

Chair Hammond introduced Burgess to discuss the Nouse subdivision.

- Burgess noted that Kyle Nouse who owns a 111.95-acre lot on Brown Hill Rd. wishes to subdivide two building lots of 1.71 acres and 2.01 acres on the northeast side of his property. Perk tests have been done, wetlands were noted, and the end of Town maintenance on Brown Hill Rd. is beyond where these lots are located. The state approval permit for subdivisions has been obtained.

Chair Hammond asked for Board members' comments:

- Longacre asked if there could be a joint driveway for the two adjacent lots.
- Vice Chair Wyman commented that having a deeded joint driveway maintenance agreement is problematic because of the difficulty of financing and selling the lots.
- Burgess noted that there is straight-line visibility from the proposed driveways, and both entrances will need a culvert.

Chair Hammond asked for public comments:

- Kathleen Vaillancourt (online) asked about the proposed driveways for the lots. Burgess noted that the driveways on the lots are indicated by blue flagging.
- Roger Hatch stated that Brown Hill Rd. has not changed for years, and two vehicles cannot pass. Hatch noted that will more travel with 11 houses on the road, the road needs to be widened. Vice chair Wyman replied that the Planning Board does not have oversight on the Town's roadways. Hatch would have to go to the Select Board.

### **Board Vote**

**MOTION #6:** Longacre made the motion, seconded by Bjelobrk, to approve the minor subdivision for Kyle Cobb Nouse, applicant (Map 413, Lot 79).

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

### **Motion to exit the Public Hearing #2**

**MOTION #7:** Bjelobrk made the motion, seconded by Vice Chair Wyman, to exit Public Hearing #2.

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

### **Motion to enter into Public Hearing #3**

**MOTION #8:** Bjelobrk made the motion, seconded by Vice Chair Wyman, to enter Public Hearing #3.

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

- **Minor Subdivision;** Peter Lavoice Trust, 49 Swiftwater Rd., Woodsville, NH (Map 402, Lot 59); Jacob Burgess, agent.

Chair Hammond introduced Burgess to discuss the Lavoice minor subdivision.

### **Discussion:**

- Burgess noted that he revised the maps to reflect the correct spelling of an abutter's name. Burgess stated that the subdivided lots will have a common deeded driveway, and the water and sewer easement will also go into the deed.

Chair Hammond asked for Board input, and there was none.

Chair Hammond asked for public input, as follows:

- Jack Brill, abutter, stated that he had no comments.
- Ben George stated he had no comments.

## **Board Vote**

**MOTION #9:** Bjelobrk made the motion, seconded by Vice chair Wyman, to approve the minor subdivision for the Peter Lavoice Trust (Map 402, Lot 59).

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

## **Motion to Exit Public Hearing #3**

**MOTION #10:** Vice Chair Wyman made the motion, seconded by Bjelobrk, to exit the Public Hearing.

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

## **NEW BUSINESS**

- **Conceptual Review:** John and Charlene Aldrich, 20 Brushwood Rd., No. Haverhill (Map 206, Lot 15); Tom Smith, agent.

Chair Hammond introduced Smith to discuss the conceptual review of the Aldrich subdivision on Benton Rd.

- Smith presented a prior survey from 2007 to discuss the planned subdivision of the 18-acre lot. The Aldrich's wish to create single-family building lots of 2 to 3 acres and use an existing right-of-way for driveway access. Smith asked if there was a possibility to use the municipal water and sewer because an easement is on their property. Vice Chair Wyman noted that the Woodsville sewer is at full capacity. Smith stated that NHDES requires tying into the system if it is available, so the state will have to be notified when the subdivision permit is requested. Vice Chair Wyman noted the lots are irregular, which can be waived. Smith noted that if it can meet the state subdivision rules, then it is not a problem.

Chair Hammond invited Smith to bring the application to the clerk and plan for a preliminary review at the next meeting in September.

- **Preliminary Review:** Lot Line Adjustment; John Saffo, trustee; Benton Rd./Bradley Hill Rd. ( Map 11, Lot 50 and Map 404, Lot 7); Jacob Burgess, agent.

Chair Hammond introduced Burgess to discuss the preliminary review of the Saffo lot line adjustment on Benton Rd.

- Burgess stated that the two properties Map 11, Lot 50 and Map 404, Lot 7 are under the same ownership and deed. The owner John Saffo Revocable Trust, John Saffo, trustee, is requesting a lot line adjustment of 52.62 acres from Map 11, Lot 50 to be annexed to Map 404, Lot 7. Lot 50 has a well-maintained road access with a bridge. The property overall is undeveloped forest land.

Chair Hammond asked for Board members' comments, and there were none. Chair Hammond noted that there was consensus to accept this application for final review at the September meeting.



**Topic: Planning Board PUBLIC HEARINGS 8-27-24**  
**Date: Aug 27, 2024, 5:55 PM Eastern Time (US and Canada)**

**[Watch the Recording](#)**

Passcode: Gs4KLC3f