

**HAVERHILL PLANNING BOARD
MINUTES
Tuesday, September 24, 2024, at 6:00 PM
J.R. Morrill Building, 2nd fl.
2975 Dartmouth College Hwy.
No. Haverhill, NH 03774
Or on Zoom**

Tuesday, September 24, 2024

CALL TO ORDER

Chair Hammond called the meeting to order at 6:01 PM.

ATTENDANCE

Planning Board members:

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

Town Employee:

Joanna Bligh, Board Clerk (Present)

Visitors in person:

Steven Gaines

Jack Brill

Greg Houde

Stephanie and John Saffo

Visitors online: None.

DESIGNATION OF ALTERNATES:

- Chair Hammond designated Carolyn Hofmann to be part of the Board at this meeting.

AGENDA APPROVAL

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

- Clerk Bligh added under Staff Comments, a discussion of the 30-day reconciliation period for land-use applications after approval or disapproval by the Board.

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

PUBLIC HEARING

Motion to enter Public Hearing

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

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

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

Discussion:

- Agent’s presentation (Burgess absent).

Chair Hammond read the Minutes report from the Preliminary Review of the application held at the August meeting, as follows: .

“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.”

- Planning Board discussion.

Chair Hammond asked for comments from the Planning Board members, and there were none. Clerk Bligh asked for the entire acreage of Lot 7, and J. Saffo was unable to recall.

- Comments from the public.

Chair Hammond asked for comments from the public, and there were none.

Motion to exit the Public Hearing

MOTION #3: 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.

Board Vote

MOTION #4: Vice Chair Wyman made the motion, seconded by Bjelobrk, to approve the lot line adjustment for John Saffo, trustee; Benton Rd./Bradley Hill Rd. (Map 11, Lot 50 and Map 404, Lot 7).

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

[FYI: After the Board votes on a land use approval or disapproval, the Chair will state, “The 30-day reconsideration period will go into effect on Wednesday, September 25, and will expire on October 24, 2024.”]

NEW BUSINESS

Preliminary Review:

Lot Line Adjustment; Steven and Kristina Gaines, 43 Ralston Rd., Woodsville, NH (Map 422, Lot 122) Laura and Ethan Sjolander, 22 Brill Hill Rd./132 Westview Dr., Woodsville, NH (Map 422, Lot 123); Jacob Burgess, agent (absent).

Chair Hammond Introduced Jack Brill for his commentary on the property for a lot line adjustment.

- Brill noted that the Sjolander’s property line is close to their buildings, and they requested an annexation of 0.03 acre from the Gaines’ southwestern property boundary. All parties agreed to this lot line adjustment and signed the application form.

Chair Hammond asked for Board members’ comments.

- Vice Chair Wyman gave a history of this property. In July of 2023, the Gaines (Map 402, Lot 122) annexed with the approval of the State of NH, NHDOT Bureau of Right of Way, 0.06 acre from Map 402, Lot 31.

Chair Hammond noted that there was consensus to accept this application for final review and a Public Hearing at the October 22 Planning Board meeting.

MOTION #5: Bjelobrk made the motion, seconded by Vice Chair Wyman, to accept the Preliminary Review of the lot line adjustment for Steven and Kristina Gaines, 43 Ralston Rd., Woodsville, NH (Map 422, Lot 122) and Laura and Ethan Sjolander, 22 Brill Hill Rd./132 Westview Dr., Woodsville, NH (Map 422, Lot 123). A Public Hearing will be held on October 22.

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

Building Permits on Class VI Roads:

- 7-1-24 Bonnie Ellis, 70 Old Peter’s Rd. (Map 202, Lot 0233)

Planning Board Comments:

Vice Chair Wyman: This building permit is not necessary.

Bjelobrk: Refund.

Hofmann: Ditto.

Chair Hammond: Refund.

- 8-19-24 Saddleback Meadow, LLC (Shannon Laroque); 154 Pond Circle (Map 410, Lot 0051.9)

Planning Board Comments:

Vice Chair Wyman: On French Pond. Do they need a NHDES permit? Deck is close to water.

Bjelobrk: Septic is far, but needs same approval.

Hofmann: Tiny house; odd.

Chair Hammond: Inside well-protection area; Check with DES before approval. “No” to approval.

- 8-20-24 Jeff Page, Housewright Construction; Mace Hill Rd. (Map 406, Lot 039; “Institutional”)

Planning Board Comments:

Vice Chair Wyman: This building permit is thorough and in order.

Bjelobrk: Fine. Thorough.

Hofmann: No comments.

Chair Hammond: Application excellent.

- 8-27-24 Jeff Page, Housewright Construction; Mace Hill Rd. (Map 406, Lot 039; “Residential”)

See above comments.

- 8-27-24 Jeff Elliott, Fieldstone Dr., Fieldstone Estates (Map 412, Lot 048.3)

Planning Board Comments:

Vice Chair Wyman: This building permit is good.

Bjelobrk: OK.

Hofmann: Good.

Chair Hammond: New log home at \$400,000. Good.

- 8-28-24 Peter Vanderpot, dba Vanderpot construction; 59 Abby Rd., Woodsville (Map402, Lot 129)

Planning Board Comments:

Vice Chair Wyman: This building permit is good and has a foundation.

Bjelobrk: Pre-engineered floor joists. Good. .

Hofmann: Near hospital.

Chair Hammond: Could have access off of Hastings Rd. No comments.

- 9-16-24 Mark Begin, 250 Dickinson Rd., Pike, NH (Map 418, Lot 002)

Planning Board Comments:

Vice Chair Wyman: Why a shed? Will it be a house?

Bjelobrk: 28-foot sections. Not moveable. No house on parcel.

Hofmann: Camp for now?

Chair Hammond: Not moveable building. Off Jeffers Rd.

OLD BUSINESS: None.

COMMENTS BY TOWN STAFF:

- **Per telephone conversation with Steven Buckley, Esq., executive director of the NHMA, on September 24, 2024**

30-Day Reconsideration Period Subsequent to Approval by the Planning Board

- In the Town of Haverhill and elsewhere in the districts, plats/plans are forwarded to the Grafton County Registry of Deeds immediately upon approval of and signing by the Planning Boards.
- In my conversation with Attorney Buckley, he noted that, according to RSA 677:15, the superior court has a 30-day period of appeal or reconsideration for the Planning Board's approval or denial. He stated that in the case of an approval and because of this 30-day reconsideration period, the **plat/plan should not be recorded at the Registry until that 30-day reconsideration period is over**. The 30-day period of reconsideration can be waived by the applicant; however, if an appeal arises during those 30 days, the voiding of the recorded plat/plan is a legal problem. Attorney Buckley strongly stated that Planning Boards should use caution in waiving a 30-day reconsideration period.
- Clerk Bligh will revise the *Subdivision Regulations* and bring the edits to the next meeting for approval.

COMMENTS BY THE BOARD:

- **Bjelobrk:** Wetlands and Aquifer Ordinance follow up from Vermont Law School. Bjelobrk noted that the school was just starting their fall semester.

CORRESPONDENCE: None.

MEETING MINUTES APPROVAL

