

Haverhill Planning Board Minutes

Aug. 26, 2014

Draft Subject to Review, Correction, and Approval at Following Meeting

1. Call to Order

The Chair called the meeting to order at 7:00 p.m.

Planning Board members present:

Don Hammond – Chair

Tara Krause

Bill Daley

Tom Friel

Mike Simpson

Also present: Ed Ballam, Clerk

Members absent, Mike Bonanno who was excused.

Tom Smith, and his client were also present

2. Designation of Alternates

No alternates to designate

3. Agenda Approval

Mike S... made a motion to approve the agenda. The motion was seconded by Bill D. The vote was unanimous.

4. Approve Minutes of Previous Meeting

Ed B. commented that because of a lack of a quorum, there are no minutes to approve. He said he generated a record of the meeting, reflecting lack of a quorum and the dismissal of the meeting, which was submitted to the members earlier, but they did not require approval of the board as they took no action.

5. Scheduled Public Appearances previously scheduled.

Don H. opened a public hearing for property owned by Lois Henson, 191 Airport Road, for a lot line adjustment and minor subdivision on Tax Map 414, Lot 9 and 106. The hearing was opened at 7:09 and Don H. invited Tom Smith, surveyor, to present the application to the board and public. Maps were distributed to the board for review. Ed B. said the notices to abutters had been sent, advertisement had been published and notices were posted.

Tom S. said the property is located directly across from the town shed on Airport Road. He said there were two actions going on one map, a lot line adjustment and a minor subdivision. Tom S. said parcel at Map 414, Lot 9 is approximately 62 acres. He said the applicant is seeking permission to cut a 12-acre lot out of the 62 acre parcel with all frontage on Airport Road. He said the applicant has dug a test pit on the parcel to be subdivided and proved that it is buildable. There was a second pit dug on the “parent” property as well to conform to the regulations. Tara K. asked if there were any plans for the remaining 50 acres. Tom S. said none at the present time. Don H. said he’s been told the remaining acreage will someday be further subdivided, perhaps for other grandchildren. Bill D. said there may be some issues using a minor subdivision when a major subdivision in the future might be considered. Tom S. said that’s not the owner’s intention.

Tom F. said the only issue he could see with the proposed subdivision was the creation of an irregular shaped lot. He said, however, given the size of the parcel, it isn't a serious problem. He added that it appears possible future subdivision has been considered because he can see how other nice lots could be carved out of the larger, remaining parcel. Tom S. said there are some issues that will have to be considered in the future if there is any additional subdividing, including a large brook that runs through the middle of the property. Tom F. said they were all non-issues at the present time.

Tom F. said the first order of business should be to consider the subdivision of the property before considering the lot line adjustment. Tom S. said it would be up to the Planning Board. Don H. said he didn't think it mattered what order the board considered the requests as they are both coming out of the bigger lot.

Mike S. asked if this was the same plan discussed in June. Ed B. said it is, and he recalls the discussion about the board's desire for two separate applications. Ed B. said he initially told the applicant that one application would be OK, and then at the July meeting without the quorum, Ed B. said he polled the members present and they said they were OK with one application rather than duplicating fees, applications and notices. Tom F. said he didn't have a problem with the way it has been presented. He just wants to make sure everything is done properly. Ed B. said having everything considered in one application will likely make it cleaner for the registry of deeds and the recording of mylars rather than recording two mylars and creating two files for the town's assessor and tax collector. Ed B. said he believed it was a better way to go. Don H. said he agreed. Tom F. said he had no problems with the plan.

Tara K. made a motion to accept the minor subdivision submitted by Lois Henson for property at 191 Airport Road, represented as Map 414, Lots 9 and 106 as a complete application. The motion was seconded by Tom F. The vote was unanimous.

Don H. asked if there was any public comment. Hearing none, the public hearing was closed at 7:30.

Tara K. made the motion to approve the minor subdivision submitted by Lois Henson for property at 191 Airport Road, represented as Map 414, Lots 9 and 106. Tom F. seconded the motion. The vote was unanimous.

Tom S. then described the lot line adjustment between Lois Henson and Melissa Moulton that would add .343 acres to lot 10 going from .91 acres to 1.25 acres. Tara K. made a motion to approve the lot line adjustment between Tax Map 414, lots 9 and 10. Mike S. seconded the motion. The vote was unanimous.

Tom S. provided the Planning Board with a mylar and Ed B. said he would make sure Don H. signed it before leaving the meeting. Also Ed B. told Tom S. about the issue of the payment to the town which included the payment for recording fees. Ed B. said the town can't take the fees for the deed registry and a new check for the town would have to be made and separate funding for the recording fees would also need to be submitted. Once that had been completed, the plan would be recorded. Tom S. said he would inform his client.

7. Correspondence/Communications

Ed B. said the North Country Council will be meeting on Sept. 23 to review a master plan for the North Country, it starts at 5:30 p.m. at the town office building.

Ed B. also said the NHDOT and the NHDES has given notice that it plans to work on Route 135 to stabilize a stream bank near the motorcycle shop.

8. Reports of Committees

None

9. Pending Business

Ed B. asked about the gravel pit inspection in June. He asked what the board would like done next based on previous experience. Don H. said a report on each gravel pit will have to be written. Don H. mentioned he was concerned about reclaimed asphalt being stored at Blaisdell's gravel pit of Route 116 in North Haverhill. He said it is on the aquifer and he doesn't think it should be there. Ed B. said he'd check the aquifer protection ordinance. Don H. said the broke test pipe to measure the water table has been repaired by Woodsville Water and Light, so that's no longer an issue at the Blaisdell pit.

Don H. said the notes taken during inspections should be the bases of the report. Ed B. confirmed that the permits will be for five years.

Tara K. mentioned about the Haynes pit and how he would not allow the town to come into inspect it. Tom F. said the town should notify the state that he will not allow inspections to occur and, therefore, his license should be revoked and he should be shut down. Ed B. said he didn't think there is any active mining going on now. Tom F. said that doesn't matter because he is not complying with the rules and therefore it should be closed in accordance with his plan. Tom F. said the state will have to enforce the closing. Ed B. said it might be the town.

Bill D. mentioned about bond issues related to the operation of gravel pits – some have one others do not.

Don H. said that Kevin Horne would like an extension to complete the excavation of a pond with the byproduct of gravel. Don H. said Kevin H. asked for a two-year extension and the board is willing to grant it. Don H. said Kevin Horne has purchased Boulliare's pit on Swiftwater Road.

Don H. also reported the board had looked at Whitcher's pit off Route 25 in Pike and saw no issues with the expansion into the back portion of the property. Further, Don H. said the board determined the pit was indeed grandfathered in accordance with state regulations.

10. Other New Business

None

11. Public Appearances (Not Previously Scheduled)

None

12. Comments of the Clerk

None

13. Comments of the Planning Board

Tara K. said that she is generally available for meetings, but sometimes has child care issues because of emergencies with her husband's work. She said she can be reached for telephone conference and can participate by telephone if necessary for voting and public hearings.

Bill D. said that the best way to reach him is by his cell phone or by texting. His home telephone is not as easily accessible.

Each board member provided cell phone numbers and alternate means of being reached.

14. Other

None

15. Adjournment/Next Regular Meeting

The meeting was adjourned at 8:05 p.m. on a motion made by Bill D. seconded by Mike S. The vote was unanimous.

The next meeting is scheduled for September 23.

Respectfully submitted,

Ed Ballam, Planning Board Clerk