

# **Haverhill Planning Board Minutes April 28, 2015**

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

### **1. Call to Order**

The meeting was called to order at 7:00 by Chairman Don Hammond

Planning Board members present:

Don Hammond

Mike Bonanno

Tara Krause

Bill Daley

Tom Friel

Mike Simpson until 7:30.

Clerk Ed Ballam present

Members of the public included: Norm and Nellie Dubois and Mr. and Mrs. Glenn Dubois

### **2. Designation of Alternates**

No alternates to designate

### **3. Agenda Approval**

Mike B. made a motion to approve the agenda with the addition of the election of officers under new business. Mike S. seconded the motion. The vote was unanimous.

Don H. acknowledged several people in the audience and asked if they had business to be discussed with the planning board. Nellie Dubois said she wanted to talk to the board about a discussion of Barber Road that occurred in January. It was decided to place that discussion under appearance not previously scheduled and to move it to the front of the meeting.

Mike B. made a motion to move to item number 11 on the agenda, public appearance not previously scheduled. The motion was seconded by Mike S. The vote was unanimous.

Under discussion of item 11, public appearances not previously scheduled, Nellie D. said she owns land on Barber Road. She said Carl Begley has a permit to build on a private or Class VI road and put on the RSA form that he would not improve the road, but he has. She said the minute of the planning board also said there were seven homes on the road, but there are actually 10. She said there were three before Carl B. bought the property. She said she has a major concern with emergency vehicle access. She said two vehicles cannot pass on the road at the present time. She said her husband has heart issues as does her brother in-law and getting an ambulance to them if they need it is a concern.

Nellie D. referred to the Jan. 2015 meeting minutes where surveyor Harry Burgess talked about a right-of-way to lot 68 that Carl B. owns. She said she was concerned about more houses being built on the property and the traffic it will generate on a private road and who is responsible if emergency vehicles cannot access a road. She said she never signed a waiver stating that she knew emergency vehicles could not access the road.

Tara K. said the board did not approve Harry B's proposal regarding lot 68 and the right of way.

Don H. confirmed the board said to Harry B.'s proposal.

Tara K. added that the board said no any further subdivision until the road is improved. She added that the property owner can have as many buildings as he desires on the property.

Nellie D. said Carl B. has many acres on Barber Road and he could put many more houses on the property. She added that he could put many more houses on the property which would affect her property and how the road is accessed. She wondered who would be responsible if something happened to her husband and an ambulance could not access the property.

Mr. Dubois asked what would happen if he sold the houses up there. Bill D. said he would not be allowed to sell them as individual lots, but he could see the whole property as one parcel. Without being subdivided, the property could not be sold as individual lots and homes.

Tara K. said the planning board cannot control what a property owner does on his property. She said right now, the lot has one access to the road.

Don H. said Carl B. was looking for another curb cut when Harry B. attended.

Glenn Dubois said Carl B. has built homes in the right of way on Barber Road and he is looking for a variance to create new access. He said in the last three years, his family's property has been receiving a lot of runoff water that it had never previously received. He mentioned a neighbor named Edna who had so much water on her property, her 275-gallon oil tank tipped over and floated off causing a hazmat situation with heating oil flowing off her property into a brook.

Tom F. said the state's Department of Environmental Services should be notified because that's the proper agency to handle that kind of issue. He was told by several people on the board and in the audience they had been notified.

Glenn D. said his biggest concern is all the water that's being diverted off Carl B.'s property on to the neighbor's land. He also said he is concerned about where all the building and construction debris is going because no one has seen a single Dumpster going up or down the road. He suspects it was all buried on site.

Tara K. said there are state rules regarding changing drains and diverting water on to other people's property.

Glenn D.'s wife said the rule is 100,000 square feet of alteration requires permits and she said Carl B. is doing just under that amount of work each time skirting the law.

Nellie D. said Carl B. is doing everything just under the minimums to avoid having to get permits and comply with rules.

Don H. recommended the neighbors contact the state and report what they have observed with the water diversion. He said he cannot send water on to other people's property.

Mrs Glenn D. said she called someone at the state and she said he went on to the computer and on to Google Earth to look at the property and he said he didn't see any water protection or wetlands areas. She said Carl B. is just aiming the water down the hill to get it off his property. She said the road agent has had problems with it.

She asked if Carl B. has to comply with the road agent's requests or mind what he says. Tom F. said not on a private or Class VI road.

Don H. said he still thinks the best course of action is to pursue the issue with the state because property owners can't divert water on to other people's property. Even the town can't send water on to other landowners' property without permission.

Mrs. Glenn D. said she noticed Carl B. recently cut a ditch on the side of Barber Road.

Norm D. said Carl B. cut that ditch and sent the water on to his property. Nellie D. said she and her husband have legal recourse to take with trespass violations.

Mike B. said under subdivision regulations 4.53, it states private roads must still meet town road specifications. He read the regulation from the town's subdivision regulations.

Ed B. pointed out that regulation is in regards to new private roads, not existing ones. Norm D. said it might as well be considered a new road with all the work that Carl B. had put into it.

Glenn D. asked about what Carl B. wanted when he came to the meeting. He was under the impression that he wanted a new road.

Don H. said Harry B. had a sketch of what he wanted to do. Don H. said the board told Harry B. that his proposal wasn't going to be approved as presented for a preliminary discussion. Don H. said Carl B. can't subdivide his property until the road is brought up to town specifications. He said any additional subdivisions of Carl B.'s property would require significant upgrades to the road and be paved because of the grade. Tara K. said the road would have to be a lot wider too.

Don H. pointed out that Harry B. never pursued the plan and the board hasn't heard from him since.

Glenn D. said Carl B. has already built houses in the right of way and he wanted to know what the board could do about that.

Bill D. pointed out that Carl B. has already done it twice and there's nothing to prevent him from doing it again.

Glenn D. asked if about the need for a road to gain access to the property because it is a separate lot.

Don H. said the planning board doesn't handle building permits as they all are handed through the town's selectboard office.

Glenn D. said he is not trying to stop Carl B. from doing improvements to his property, but he doesn't want to suffer the consequences of it.

Nellie D. said she has a copy of Carl B.'s building permit. She asked who is responsible for monitoring the road after the building permit has been issued. She gave the permit to the board for review.

Tara K. read a portion of the building permit regarding liability for damage to other abutters' property. Tara K. said the planning board has no say in the building permit and the enforcement of any provisions found in it.

Nellie D. asked again who does have responsibility for the enforcement of building permit restrictions.

Tara K. said the selectboard oversees the building permit process. Tara K. said the board has a selectboard representative on the board: Tom F.

Tom F. told Nellie D. to call the town office and schedule an appointment to talk to the selectboard at its next meeting which is Monday, June 4. Nellie D. asked when the next one after that would be and was told June 18 and both meeting start at 6 p.m.

Don H. told Nellie D. that she should make an appointment with the selectboard so they'll allot time for her to explain her issues.

Nellie D. said she wants to do everything with the town and the state she can to avoid legal action which would cost a fortune, her lawyer already told her that. She said legal action does remain an option.

Bill D. asked if the town's road agent normally attends selectboard meetings as he might want to be available to answer any questions about the road. Nellie D. said she's already talked to the road agent, she's talked to the state DES and she's talked to the EPA. She's trying to do everything she can to avoid a costly lawsuit. She said the road agent said he has no control over private roads and there was nothing he could do.

Don H. said it would be interesting to know how and when Carl B. started all the work on the road and all the building. Nellie D. said the only building permit she knows about is the one she has and she had to argue and fight with town manager Glenn English to get was for a building that was already up.

Don H. asked if the Dubois' have a building permit for their home. Norm D. said they did not because it was already built when they bought it. He said that was 25 or 30 years ago and said it was a summer home.

Nellie D. said she was born and raised in Haverhill and graduated from Woodsville High School and she can't believe the run around she's received. She said it was unbelievable that no one will can or will help her

Bill D. pointed out that the town has no zoning so, that's what happens. There are no rules to enforce.

Norm D. said he and his wife live in Goffstown, N.H. and there, people can't do these kinds of things. Several members of the board said their hometown has zoning.

Tom F. said the thing about zoning is nobody wants the town to tell them what they can do with their land, but when someone does something on a neighboring land nobody wants to hear we can't do anything because we don't have zoning.

Glenn D. said Carl B has built all the houses on the property without any state inspections. Bill D. and Tara K. said there are no state inspections.

Mrs. Glenn D. said Carl B has two septic system applications before the state inspectors – one has been approved and the other is pending.

Norm D. said if Carl B. lives in the building, he doesn't have to have the buildings inspected, but if he sells them, or rents them, the buildings have to be inspected. He said he knows because he used to have all those licenses years ago.

Don H. reiterated that he still thinks the best recourse is to get in touch with the state agencies. He said maybe they could tell the state there are septic systems on the property that were never inspected.

Norm D. repeated that Carl B. needs to have the houses inspected. Bill D. said he doesn't as he's built two houses in New Hampshire and didn't need any state inspection. Tom F. said he doesn't need inspections provided the he house, or houses, are his primary residences.

Don H. said he doesn't want them to think the board is "passing the buck," but the board has no power to do anything.

Mrs. Glenn D. said they need help figuring out who to get answers from because so far everybody has said they are not responsible. They just want to know who to talk to.

Glenn D. said Carl B. is required to come to the planning board to get permission to build the houses. Don H. said the only permission he needs from the planning board is if he subdivides the property to sell it.

Nellie D. said Carl B. has at least five house on one lot. She said no one can tell her he's living in all five.

Ed B. said the planning board has reviewed and commented on other building permits on the property, but the board can only review and comment.

Bill D. said the board has no authority to approve or deny. He said the board can only say, that's not a good idea, when it comes to the building permit review.

Nellie D. said Carl B. has five houses on the property, but she's not sure the town has any record for any of them.

Ed B. said she should go to the town clerk's office to look at property card information, which spells out what improvements people have made to their property. He said it was a matter of public record and is available for review on line through a link on the town's web site.

There was much discussion about plumbing and electrical inspections and who does those. There was discussion about the fire marshal's office and when they would inspect.

There was also discussion about timber tax and if people needed to have property inspected and pay taxes on lumber.

There was also much discussion about criminal trespass and its enforcement.

At 7:30, Mike S. left the meeting for another engagement.

There was more talk about subdivision of Carl B.'s property and the preliminary sketch Harry B; discussed with the board in January.

Glenn D. said Carl B.'s actions are causing financial hardship on their property because of all the water going on to their property.

Tara K. said the Dubois should talk to the person who signed the building permit and if that discussion isn't productive, they should go to the selectboard for further discussion.

Nellie D. thanked the board for listening.

#### **4. Approve Minutes of Previous Meeting**

Don Hammond said he noticed the minutes said David Patten arrived at 7:35 when it should have said Don Hammond arrived at 7:35. He also said the minutes should say Don H. said he thought the meeting started at 7:30.

Don H. asked if Ed B. had looked up what Jeff Elliot agreed to do when he took over from the Martels. Ed B. said he has the files and pulled out a letter from former town road agent Sam Clough regarding what the town required him to do to the road before subdivision approval. Ed B. suggested the board stay focused on the minutes before going too far into the Benedict's Way issue. Don H. said it was part of the previous meetings minutes and he was just following up.

Don H. said he needed to find out if he was still a member of the planning board. Tom F. said he "ran that one down" and it stands that he is a member until renewed and if the planning board recommends that Don H. continue to remain on the board, the selectboard is informed of that decision and the board approves reappointment.

Mike B. made a motion to approve the minutes of the March 24 meeting as corrected. Tara K. seconded the motion and the vote was unanimous.

#### **5. Scheduled Public Appearances previously scheduled.**

None

## **6. Correspondence/Communications**

None

## **7. Reports of Committees**

None

## **8. Pending Business**

Subdivision revision on going... Tom F. said the only thing that needs to be done is the so called Friel amendment which allows two homes on one driveway which has not been added to the regulations. Ed B. said there was another part of this issue and that was a global discussion of the regulations to review, update and amend as necessary, going page by page. Don H. said maybe the board should review the regulations in June. He asked the clerk have hard copies printed out for the board ready for the next meeting.

## **9. New Business (Applications)**

None

## **10. Other New Business**

The board discussed a request for review and comments on a building permit submitted by Jeff Elliot for a lot on Benedict's way.

Tara K. said Jeff E. has checked off the portion of the building permit that says it is on a Class VI or private road. Tom F. agreed and said the town has not taken over the road. Tara K. said the town's plowing the road. Tom F. said that doesn't mean the town has taken it over. He said the issue of Benedict's Way being plowed and sanded is an on-going issue that is being handled by the selectboard.

Tara K. said she still wanted to know about it because the building permit says if the town maintains the road it is no longer a private or Class VI road. Tom F. said there's a process for the town to take over the road. He then read the RSA 674: 38.

In reviewing the building permit, Don H. asked who was "Brad" listed as the plumbing contractor. Ed B. said he didn't know and added that he didn't think it was something the planning board ought to concern itself with. Don H. said if he was going to approve it, the building permit was going to be complete and not just have someone's first name. Ed B. reminded Don H. that the board only commented on the application, not approve. He said if the board decides it wants to have the electrical contractor's name spelled out completely on the application, a letter to the selectboard could be drafted pointing out the deficiency.

Tom F. said he had a copy of the town's policy on accepting town roads available and that he had done his homework on the Benedict's Way issue. He said if the town maintains a road or way for seven years, it becomes a town maintained road.

Tara K. asked why the town was maintaining Benedict's Way. Tom F. said that was a subject pending before the Selectboard and the selectboard is "not very happy."

Tom F. said Benedict's Way is the product of two subdivisions. Tara K. said the first one was to the bubble and the second one was beyond the bubble. Tom F. said that was correct. The first

one, he said was approved by Rick Ladd and the second one was approved by Steve Wheeler. Ed B. said there was a third one that was proposed. Tom F. said the third one was not approved, so there for it doesn't exist. Ed B. said it is nevertheless in the file and people remember it and it has caused some confusion. Tom F. said he's only concerned about what exists.

Tom F. said there were a couple of issues with taking over the road, one was the big tree that was considered a hazard that needed to be taken care of and the other was a crack in the road. Tom F. the board was discussing a building permit on a private road. He said not all developers of subdivisions want the town to take over the road. He said another subdivision mentioned in Benedict's Way paperwork – Trinity Circle. Tom F. said it's his understanding that the folks on Trinity Circle want to keep it as a private road. He said someone has to come forward and ask that the road be taken over.

Ed B. said hasn't that provision already been met by the property owners who asked the town to take the road. Tom F. said the issue is with the tree that's been taken down and a crack in the road. Tom F. the road agent has to take a look at the crack. Ed B. said he understands the road agent has looked at it and believes there's something wrong with the foundation of the road that needs to be repaired.

Don H. asked if the crack was in the first part of the subdivision before the circle. Ed B. said yes it was as mentioned in the Martel/Dolan subdivision file.

Tom F. said he believed Benedict's Way is a Class VI road and building permits on Class VI roads go before the planning board for recommendation and then it goes to the selectboard.

There was a question about whether the planning board approves, denies or comments. Tom F. said he believed the board only comments and asked Ed B. if that was the case.

Ed B. said the planning board has no authority to approve or deny building permits on Class VI or private roads, only comment. Ed B. said the planning board could make a comment that the building permit application be denied, but the selectboard is the authority that officially approves or denies applications.

Tara K. said the ordinance indicates that Jeff Elliot needs to produce evidence that limits the town's responsibility on that road before a building permit is issued. Ed B. said that would be a legitimate item to pass on to the selectboard and town manager. Ed B. asked for clarification as to exactly what the board wanted to tell the selectboard. Tara K. said the applicant must show evidence that he understands the limits of liability for the municipality and that needs to be registered in the registry of deeds.

Tara K. said that that process been followed, the people on that road that asked for winter maintenance would have understood the town's position and liability.

Tom F. also said that as a driver pulls out of Benedict's Way, the visibility is limited. He said you have to look carefully to the left to make sure one doesn't get hit. Tara K. said all of

Brushwood Road is like that. Tom F. said that the board is only being asked to comment on Benedict's Way.

Ed B. said the site issue is long past as the road was approved to be located exactly where it is and it has little to nothing to do with comments on building on a Class VI or private road. Tom F. said he mentioned it because he wants the selectboard to be aware of it. Ed B. said he would include it in the letter to the selectboard as part of the planning board's comments.

Tom F. said he doesn't know who approved the road, if it was Sam Clough or someone else.

Tara K. said she does not want to give Jeff Elliot an unreasonably hard time over the building permit and the planning board comments and hope the letter would not be overtly negative.

Ed B. said this subdivision has been challenging from the start. Tara K. said it's been challenging for two or three different people.

Tara K. said that she and Mike B. have been looking at RSA 674:41 and she said it pretty clearly says the planning board is supposed to look at all building permits on all roads. She said it doesn't say anything about whether it is on the same, or a separate lot.

Ed B. said if Tara K. was referring to the Barber Road issue, the board has had building permit applications presented for consideration. Ed B. said the real problem with Barber Road appears to be that he doesn't get building permits for everything he does on his property, according to Nellie D.

Tom F. said he wants to limit discussion to Benedict's Way.

Don H. asked if there were any other comments the board would like to pass on to the selectboard. Ed B. reminded the board they have two at the moment; one about the liability for emergency vehicle access and maintenance and the second brought forward by Tom F. regarding the sight distance to the left on Brushwood Road.

Don H. said the board should review Sam Clough's letter about the subdivision. Ed B. said he wasn't sure the comments about the sight distance were relevant to the building on a Class VI or private road, but Tom F. wanted to include it.

Tom F. it was his comment, and he doesn't know if it was addressed by Sam C. Ed B. said it will be included in the letter to the selectboard. Tom F. said he wanted to know if Sam C. addressed site distance or not because he didn't see it in the file. Ed B. said he doesn't know if Sam C. addressed the sight issue or note. Ed B. said, however, he didn't see anything in the file regarding sight distances.

Mike B. said that any statement about liability for the road has to be recorded with the registry of deeds. Ed B. said that part of the comments from the board that will be sent to the selectboard.

Don H. asked if the board has to review and comment on all building permits on private and Class VI roads. Ed B. said the regulations state the board is supposed to do that regarding private and Class VI roads. Don H. said the developing in North Haverhill is a private road, but the board has never considered one building permit on that road. He said if the board is supposed to be reviewing building permit applications like those off Benton Road, how come the planning board hasn't reviewed any of the 14 to 16 apartments and duplexes on that private road.

Ed B. said he thought the apartment buildings were all owned by one person and the property is all one complex and he thought they wouldn't need to review the building permits.

Don H. asked whether that mean Jeff Elliot doesn't need to get a building permit every time he puts up another building in the development. He said that can't be true and there must be something wrong.

Tara K. said that's why she thought the board needs to look at every building permit, according to RSA rules.

Ed B. said all he can say is that when the building permit applications show up in the planning board's bin, he makes sure the board members have the chance to review them. He said if there's a problem with them not coming before the board, that's not something that the board has much to say about.

Don H. said he believes someone other than the town manager should be issuing building permits. He said that because the planning board gets one on a Class VI or private road, but not others from other similar subdivisions. Don H. asked why the planning board hasn't reviewed any of the 16 building Jeff Elliot built off Route 116 haven't come before the planning board for review and comment.

Ed B. said he was trying to get orientated to what the planning board is talking about now with a different subdivisions. Regarding the buildings off Route 116, Ed B. said he believed they were all a common owner and they were apartments, or condominiums which are accessed by a driveway common to all the buildings. That means the Planning Board wouldn't have to see the building permits by statute.

Don H said the Route 116 properties was a private road and the planning board needed to see those building permit applications.

Bill D. said Jeff Elliot started down the path of building the structures at the old mill site as condos. He continued to say that there was a decision by the selectboard to charge each individual unit in the complex \$25,000 to hook up to the town's sewer system. When that wasn't feasible, the buildings became apartments.

Bill D. said all the buildings on the Route 116 property are built on something like a private road and should be reviewed by the planning board.

Ed B. said he wasn't trying to defend or promote any one, but he wondered whether the way into the buildings is a private/Class VI road. If it's not one of those two, it would most likely be a driveway and, therefore, the board wouldn't need to review it.

Tara K. said she thought the board should be looking at all building permits. If the board is supposed to review and comment on the applications. She said the board needs to be able to consider emergency vehicle access and whether there is sufficient turn-around space for fire apparatus.

Ed B. said the planning board reviews all the applications that come in to the planning board's in box. He said there's no way of knowing if there are more to be reviewed or should be reviewed, but he assured the board that everyone the board got, it was brought to the board for review and comments. He said if there were some that should come to the board, but didn't for unknown reasons, he wouldn't know.

Tara K. asked Don H. and Tom F. if this was an issue to bring to the selectmen, regarding the oversight of building permits and possible abuse of loopholes in the system.

Tom F. said there should be a note made of that and brought to the selectboard. Ed B. asked if that should be made separately from the Benedict's Way comments. Tom F. said yes.

Tara K. said she wanted people to be able to develop their land profit, and build successful developments. Tom F. finished the comment by stating that people need to follow the RSAs when developing land.

Don H. said the Route 116 Jeff Elliot project started off as a two building development and he has since added 12 to 14 additional units with no oversight and with just one sewer hookup. He said Jeff Elliot gets away with doing just about whatever he wants and no one calls him on it.

Tara K. said she doesn't think Jeff Elliot owns the complex off Route 116. Don H. said Jeff Elliot has a property rental and leasing company that manages all his properties.

Don H. said it just seems funny that the board gets a request to review a building permit on Benedict's Way, but none of the other buildings around. Don H. said the request to review the one on Benedict's Way is a token one that is allegedly being built as Jeff Elliot's retirement home. Don H. said the building permit is incomplete.

Tara K. said the permit asks about electrical and plumbing contractors on the second page, but none of that is filled out. She said the permit is incomplete. Bill D. read a portion of the building permit application that says all of that doesn't apply to single family homes.

Don H. said it doesn't say who the home is going to be built for. Ed B. said it does, Jeff Elliot South Court Street, Woodsville, NH. That is the owner and applicant.

Tara K. said the application doesn't have a map to indicate which lot is going to be developed. Ed B. said the file does have a map that will indicate which one it is.

Don H. pulled out the map and reviewed the location.

Tara K. asked about the wetlands at the end of the property. Ed B. said it remains as one 56 acre lot. She said she thought Jeff Elliot had to give up a lot of that property up to the town to mitigate the problem with the wetlands. Ed B. said the town declined to accept the property.

Ed B. said the land to be built upon by Elliot appears to be about two acres with frontage on the circle.

Tom F. asked about the problems that Jeff Elliot had with DES. He asked if there was any resolution to that issue. Tara K. said that why she asked where the property was located because the planning board couldn't allow him to build on the parcel with the wetlands.

Ed B. said the disposition of the DES and wetland issue is in the file. He summarized it by saying because he decided not to pursue additional subdivision of that 56 acre parcel, there was no action necessary.

Don H. asked for later copies of the map. Ed B. said everything is in the file that has to do with Benedict's Way. He reminded the board there were two files as the development was laid out in two separate application by different owners. Ed B. further said that there were conceptual plans in the file upon which he wrote void to prevent any confusion.

Ed B. pulled out a signed, approved map, with Don H.'s signature on it, as the latest dated 6/21/2011.

Don H. said lot 109.6 doesn't exist on the map. Ed B. told Don H. that the application is on the Martel/Dolan subdivision and he might have to look on that map to get the right view. Don H. said the road goes right through 109.6. (Clerk's note....that was a lot of map rattling and conversation going on that was inaudible.)

Don H. asked if Ed B. could get tax map 414 to see what the town has for information. Don H. said he thought the building application is supposed to be accompanied by a map. Don H. said the application doesn't have the right number, or his lot is someplace else completely.

Upon retrieving the tax map, Don H. said the lot is in the second section of the development, not the first. Upon reviewing the tax map, Don H. said Jeff Elliot has the correct lot number on his application.

Don H. said he had no problem with the request to build on a Class VI or private road as requested by Jeff Elliot.

There was some additional comments about wetlands.

Ed B. said he wants to make sure he knows what the board wants to tell the selectboard. He recapped the list the board gave. First is the board wants to make sure the applicant knows about

the limited liability the town has for providing access to the site and will do no maintenance and that said notification must be recorded in the registry of deeds.

The planning board also wants it noted the lack of sufficient sight distance exiting Benedict's Way to the left, or north of the curb cut.

Don H. asked if Sam Clough's letter regarding Benedict's Way was dated. Ed B. said June 30, 2010. Tom F. said he wanted a copy of the letter in his mailbox. Ed B. gave him a copy of the letter in hand the same evening.

Don H. asked if there were any additional comments about Benedict's Way. Not hearing any, he moved on with the agenda.

#### **11. Public Appearances (Not Previously Scheduled)**

See Above (there were no other members present)

#### **12. Comments of the Clerk**

Ed B. said he didn't think things were operating as smoothly as they could on the planning board and he no longer felt he was the right person to be the clerk. He said there were comments made at the previous meeting and some made in writing in his review by the board that indicate he is not doing the job the board wants. Therefore, Ed B. said he would be giving it a lot of thought but would very likely be resigning as clerk for the planning board. He said the job is becoming a hassle and he appreciates the work done by the board, but he no longer wanted to be part of it. He said he never really did the job for pay, but did so for community service. He said he was just giving advanced notice. He said he would be thinking a lot about it, but whatever he decides, the board will be cared for and nothing will be left undone.

#### **13. Comments of the Planning Board**

None

#### **14. Other**

The board conducted election of officers. Mike B. asked if the board could do election of officers, or would it need to wait for Don H. to be reappointed by the selectboard. Tom F. said the board should go ahead and do the elections.

Mike B. made a motion to name Don H. as chairman of the planning board, seconded by Tara K. The vote was unanimous. Mike B. asked that the clerk cast one ballot for Don H. as chairman, it was done and Don H. was re-elected as chairman of the planning board.

Don H. asked for nomination for vice chairman of the planning board. Tara K. nominated Mike B., Bill D. seconded the motion. Don H. asked the clerk to cast one ballot for Mike B. It was done and Mike B. was re-elected vice chairman.

#### **15. Adjournment/Next Regular Meeting**

Mike B. mad the motion to adjourn the meeting at 8:47 p.m., seconded by Bill D.

The next meeting is on May 26, 2015.

Respectfully submitted,

Ed Ballam, Planning Board Clerk