

Town of Jefferson
Office of the Planning Board

Minutes
January 24, 2017

Members present: Chairman Jeff Young; Donna Laurent, Michael Meehan, Gil Finch, Jason Call, alternate; Kevin Meehan, Selectmen's representative; Gordon Rebello

Absent: Charles Muller

Others present: Charlene Wheeler, Board secretary; Tom Brady, Michael Smith, Christine Smith, Gardner Kellogg

In the absence of a regular member, Jason Call was designated a voting member for this meeting.

Minutes

Donna Laurent made the motion to approve the minutes of the January 10, 2017 meeting, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Hearing – Six Gun City & Brady Family Trust - BLA

Tom Brady, representing Six Gun City and the Brady Family Trust of 597 Ingerson Road, Jefferson, presented the Board with a plat for a boundary line adjustment between Map 10, Lot 33 (5.14 acres) and Map 20, Lot 6 (95.0 acres). This would add 6.45 acres to Lot 33 for a total of 11.59 acres and leave Lot 6 with 88.55 acres. Corrections and additions to the plat requested by the Board at the last consultation had been done. Mr. Brady said there were no wells or septic systems near the new proposed boundary line. Jason Call made the motion to waive the requirement topographical lines be on the plat because of the large size of the property, seconded by Donna Laurent. The vote to accept the motion was unanimous. Mr. Brady provided copies of deeds to both properties and required checks. The checklist was completed. Gordon Rebello made the motion to accept the application as complete, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Chairman Young opened the hearing to public comment. There were no comments. The Board secretary reported she had received no questions or comments after notices were sent and posted. The Chairman closed the public portion of the hearing.

There was no further discussion. Jason Call made the motion to approve the boundary line adjustment, seconded by Michael Meehan. The vote to accept the motion was unanimous. Plats were signed and the Board secretary will file the mylar at the Coos County Registry of Deeds. Tom Brady thanked the Board and he, Michael Smith and Christine Smith left the meeting.

Consultation – Crystal Savage Subdivision

Gardner Kellogg, acting as agent for Crystal Savage, 46 Ramsell Way, E. Waterboro, ME, presented a proposal for a two lot subdivision on Turnpike Road, Map 6, Lot 32A. Lot 1 contains 3.74 acres and has a fifty foot right-of-way across it to another lot. Lot 2 contains 3.06 acres. Both lots have more than 200 feet of road frontage and will require no construction of roads. Since both lots are under five acres permits will be needed from the NH Department of Environmental Services. It was noted that a 22" by 34" plat is required as the plat shown was smaller. There was a question about the note which said a portion of the property may lie in the flood plain zone. Any land within the flood plain zone needs to be outlined on the plat. This

needs to be clarified. Mr. Kellogg requested a hearing after the first of April and was given a tentative date of April 11.

Consultation – Janet Savage Subdivision

Gardner Kellogg, acting as agent for Janet Savage, 119 Jason Avenue, Jefferson, NH, presented a proposal for a three lot subdivision on Turnpike Road, Map 6, Lot 32B. Lot 1 contains 3.14 acres, lot 2 contains 3.22 acres, and lot 3 contains 3.30 acres. All lots have more than 200 feet of road frontage and will require no construction of roads. Since all lots are under five acres permits will be needed from the NH Department of Environmental Services. It was noted that a 22” by 34” plat is required as the plat shown was smaller. There was a question about the note which said a portion of the property may lie in the flood plain zone. Any land within the flood plain zone needs to be outlined on the plat. This needs to be clarified. Mr. Kellogg requested a hearing after the first of April and was given a tentative date of April 11. Mr. Kellogg thanked the Board and left the meeting.

Communications

Copies of applications have been received from Tim Sutherland for The Goulet/Guilfoyle boundary line adjustment and for the Stanley subdivision. Mr. Sutherland was given a hearing date of February 14 but has not yet submitted payment or plats.

The Board secretary said a notice would appear in the North Woods Weekly about the Board’s need for new members. She also said she had spoken to Lynn Holland, the town’s moderator, about handing out flyers during town meeting day when people come to vote. There are people who come to vote but do not necessarily attend the actual meeting in the evening. Board members thought it was a good idea and the Board secretary will make up a flyer.

The Board secretary had copy of the state’s 10-year transportation plan and instructions and forms to identify needed projects to be considered in the town. It was noted that it was difficult for a small town to make such proposals because funds and the needed expertise, such as engineers, are not available.

Copies of Selectmen’s minutes were circulated. Kevin Meehan updated the Board on the bond hearing held on January 17 to finance the purchase of a new fire truck.

New Planning Books have been received.

The January/February issue of *Town and City* was circulated.

Michael Meehan made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:20 p.m.

Charlene Wheeler
Secretary to the Board