

**Town of Jefferson**  
Office of the Planning Board

**Minutes**

February 14, 2017

**Members present:** Chairman Jeff Young; Donna Laurent, Michael Meehan, Gil Finch, Kevin Meehan, Selectmen's representative

**Absent:** Charles Muller, Jason Call, alternate; Gordon Rebello

**Others present:** Charlene Wheeler, Board secretary, John Sullivan, Rose Sullivan

**Minutes**

Michael Meehan made the motion to approve the minutes of the January 24, 2017 meeting, seconded by Gil Finch. The vote to accept the motion was unanimous.

**Hearing – Goulet and Guilfoyle - BLA**

Colin Sutherland, representing James and Arie Goulet and Toula Guilfoyle, presented the Board with an application to change the boundary line between Lots 2B and 2C, Map 6 on Turnpike Road. Bray Hill Road (a Class VI road) runs between the two lots. Chairman Young recused himself from the proceedings, as he is an abutter to the properties involved. Donna Laurent was designated acting chairman. Unfortunately, Mr. Sutherland did not have the completed signed application, the necessary checks to cover fees, or copies of deeds. It was noted one of the addresses for an abutter was found to be incorrectly submitted and will have to be re-noticed. Board members could not accept the application as complete but decided to go through the checklist for the current plat so that Mr. Sutherland would know what was needed to complete the application. He was given a copy of the checklist once that was done. Also, since proposed Lot 2B would be now under 5 acres, approval would have to be granted from the NH Department of Environmental Services. The hearing is to be continued at the Board's next meeting on February 28.

**Hearing – Stanley, Jr. - Subdivision**

Colin Sutherland, representing Edward and Roxanne Stanley of 156 Couture Road, Jefferson, presented the Board with an application to subdivide Lot 34, Map 1 containing 32.70 acres into two lots of 27.13 acres and 5.57 acres each. Unfortunately, Mr. Sutherland did not have the completed signed application, the necessary checks to cover fees, or copies of deeds. Board members could not accept the application as complete but decided to go through the checklist for the current plat so that Mr. Sutherland would know what was needed to complete the application. He was given a copy of the checklist once that was done. Mr. and Mrs. Sullivan, who had come as abutters to the hearing, examined the plat as well and expressed no objections to the proposal. They thanked the Board and left the meeting. There is already a dwelling on the proposed 5.57 acre lot. It was noted the road into the proposed 32.70 acre lot would have to be developed to town specification to ensure the lot would have 200 feet of road frontage. There already are

underground utilities installed parallel to the developed portion of the road. Alternate member Jason Call, who couldn't attend the meeting, expressed his view the new portion of the proposed road and hammerhead should be built to town specification. The Board agreed Mr. Phillips, acting as the Board's agent to oversee road construction and utilities installation, be sent a copy of the plat. It was noted Mr. and Mrs. Stanley, Jr. own all the lots bordering the existing road and proposed extension of that road. As required in the Subdivision Regulations and Procedures, Section 6:13, a written proposal for the maintenance of the road must accompany the application. Mr. Sutherland was given a copy of Section 6:13. The hearing is to be continued at the Board's next meeting on February 28.

### **Financial Report**

Michael Meehan made the motion to accept the financial report, seconded by Donna Laurent. The vote to accept the motion was unanimous.

### **Communications**

An e-mail was read from Board member Charles Muller regretfully saying he was resigning as a regular member from the Board effective at the Board's final meeting in March. The Board will act on that resignation at that time.

There was a response to the Board's request for new volunteers from Alexander Mackay who lives on Panorama Drive. He was invited to attend the Board's next meeting.

A workshop on Land Use and Road Law in Concord on March 31, 2017 was announced. There is a cost, the amount depending on whether the 2015 edition of *Hard Road to Travel* was included in the registration. The Board secretary expressed interest in attending and approval was granted by the Board.

Copies of Selectmen's minutes were circulated.

Michael Meehan made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:21 p.m.

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Charlene Wheeler  
Secretary to the Board