

Town of Jefferson
Office of the Planning Board

Minutes

April 24, 2018

Members present: Chairman Donna Laurent; Jason Call, alternate; Gil Finch, Jeff Young

Absent: Gordon Rebello, Michael Meehan, Kevin Meehan, Selectmen's representative

Others present: Charlene Wheeler, Board secretary

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

Minutes

Jeff Young made the motion to approve as read the minutes of the April 10, 2018 meeting, seconded by Gil Finch. The vote to accept the motion was unanimous.

Financial Report

Jason Call made the motion to accept the financial report, seconded by Jeff Young. The vote to accept the motion was unanimous.

Communications

Mr. Nedeau from Horizons Engineering said he is working on campground plans for Mike and Jen Kenison and hopes to have a consultation with the Board soon. A date has not yet been set.

Also the Board may have a boundary line adjustment application from property located on Belle Hunt Road depending on how a court decision is worded.

Tara Munnely has been notified about the Board's decision on how she should proceed on her plans for property on North Road.

Members were given copies of HB 654 pertaining to short-term rentals and an analysis of the law from the NH Municipal Association. The law seems to give towns very little control over this type of activity. An unintended consequence seems to be affordable housing units is being removed from the marketplace for working families.

Copies of Selectmen's minutes were circulated.

Unfinished Business

The Board received a question from Burr Phillips of Civil Solutions as he is working on updates to the town's road standards:

“Per my recommendation, and based on my experience, it is common for the selectboard to initially adopt the standards. Typically they vote to adopt them after holding three

public hearings as part of their regularly scheduled meetings. Afterwards, the planning board would adopt the same version as the selectboard. Each time the selectmen update the standards, the planning board will need to re-adopted that newer version. These standards would then apply to both existing roads (under the selectboard's authority) and proposed roads (under the planning board's authority). Are both boards comfortable with this approach? The alternative is to append these to the Subdivision Regulations, so they apply only to new roads, or projects that require modifying existing roads.”

Board members agreed this should be forwarded to the Board of Selectmen to see how they wanted to proceed before giving Mr. Phillips an answer. No matter how these road standards may be adopted, Planning Board members agreed selectmen, the town's road agent, the town's fire chief, and perhaps others needed to be involved in their revisions.

A short discussion followed about accommodations such as short-term rental units, campgrounds, motels, hotels, bed and breakfasts, etc. How should they be defined and viewed in terms of the Land Use Ordinance and Subdivision Regulations. What are the Planning Board's and the Zoning Board of Adjustment's considerations in handling these types of developments and what procedures need to be followed.

Jeff Young made a motion to adjourn the meeting, seconded by Gil Finch. The meeting was adjourned at 8:25 p.m.

Charlene Wheeler
Secretary to the Board