

Town of Jefferson
Office of the Planning Board

Minutes
May 8, 2018

Members present: Chairman Donna Laurent; Gil Finch, Jeff Young, Gordon Rebello, Michael Meehan

Absent: Jason Call, alternate; Kevin Meehan, Selectmen's representative

Others present: Charlene Wheeler, Board secretary

Minutes

Jeff Young made the motion to approve as read the minutes of the April 24, 2018 meeting, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Consultation – Lovejoy, Colburn, & Labore

An application has been received from Gardner Kellogg representing Frederick Lovejoy, Glen and Cindy Colburn and Mark and Denise Labore for a proposal to adjust boundary lines. These properties are located on Belle Hunt Road, Tax Map 9, Lots 34, 35, 36, & 37 and on Ingerson Road, Tax Map 9, Lots 30, 39, & 40.

Because of surveying errors made many years ago when the original subdivision was drawn, there was disagreement among lot owners as to where the actual boundaries should be drawn. In superior court the three owners finally agreed to the new boundary lines shown on the plat presented to the Planning Board in this boundary line application seeking the Board's approval. However, the agreement makes two of the non-conforming lots (under two acres) even smaller and two presently conforming lots (over two acres) into now non-conforming lots (under two acres). Two of the four lots already contain residences and smaller out buildings. Lots do not have 200 feet of road frontage. The question is do the applicants need a variance from the Zoning Board of Appeals in order for them to proceed? Should the fact that this settles one of the several long-standing issues in a multi-lot subdivision, created in the 1960s well before the Land Use Ordinance was adopted, weigh heavily in any decisions either the Planning Board or possibly the Zoning Board have to make? If it is determined variances are required can a joint hearing with both boards be scheduled to save time and some of the fees?

Board members decided to contact the town's attorney for some direction on how they should proceed before making any decision. The Board secretary will contact the town's attorney and also Mr. Kellogg to tell him of the Board's actions. A hearing on the application has been tentatively scheduled for June 12

Communications

Burr Phillips of Civil Solutions will be at the Planning Board's next meeting on May 22 to discuss the revision of the town's road standards. The Board of Selectmen will also be attending. The town's road agent and fire chief have also been invited. The Board of Selectmen have indicated to the Planning Board that these revised standards should be

incorporated into the town's Subdivision Procedures and Regulations rather than a stand alone document and apply only to new roads.

The Planning Board's changing to a summer schedule has been postponed because of business coming before the Board that needs to be addressed. The summer schedule will be discussed at the next meeting.

The Planning Board has received an invitation to learn about safety along the Portland Pipeline. The presentation will take place on June 7 at the Town and Country Inn in Gorham, NH. A free dinner will be provided and reservations are required.

Copies of Selectmen's minutes were circulated.

The May/June issue of the *Town and City* magazine was circulated.

Unfinished Business

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 being removed from the marketplace for working families. 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. Will any clarifications be forthcoming from the state legislature?

Gordon Rebello and Jeff Young reported on the October 24 Annual Spring Planning and Zoning Conference they had attended in Concord. They provided other Board members with an overview of the sessions they had attended. Both said this was a very productive conference and others should consider attending in the future.

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

Charlene Wheeler
Secretary to the Board