

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

**Minutes**

June 10, 2014

**Members present:** Chairman Gordon Rebello, Donna Laurent, Gilbert Finch, alternate; Vernon Matson, Jeff Young, Charles Muller, Scott Guerin, alternate

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

**Others present:** Charlene Wheeler, Board secretary

In the absence of regular Board members, Gil Finch and Scott Guerin were designated voting members for this meeting.

**Minutes**

Jeff Young made the motion to approve the minutes of the May 13, 2014 meeting as read, seconded by Vernon Matson. The vote to accept the motion was unanimous.

**Financial Report**

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

**Communications**

Copies of a building permit were circulated.

All Board members and alternates present at the meeting have taken their oath of office with the town clerk except Vernon Matson who said he is now moved from his former home and will submit a letter with his official resignation to the Planning Board.

Copies of Selectmen's minutes were circulated. Board members were pleased to see safety issues with Santa's Village patrons crossing Route 2 are being addressed. They were also updated on the James Lewis property on Route 116.

Board members were informed two appeals have been filed with the Board of Adjustment. Mrs. Margaret Fischang wants to establish a private cemetery on her property on North Road. Charles Muller said the late Mr. Fischang had served the town as a member of the Conservation Commission. Ted Wheeler wants to temporarily locate a second residence on a lot on Route 2 (Presidential Highway) to allow him to care for his elderly parent.

**Unfinished Business**

Board members continued their discussion of issues arising from landlocked lots that exist in the town. Copies of a section of Lancaster's Subdivision Regulations dealing with back lots (or lots with no frontage on a town or state maintained road) were

circulated. (See attached copy.) Driveway and right-of-way issues are involved and the Board has previously spent considerable time in the past trying to arrive at language to address the situation and clarification is still needed. RSAs governing access to lots for logging purposes were discussed. There are other issues to consider including installation of utility requirements, setback requirements, and need for future emergency services access. Also there is a big difference between an already existing back lot versus a subdivision which potentially would create a nonconforming lot. Board members agreed that the requirement that utilities be installed underground in new subdivision is a separate issue. A nonbinding vote at a previous town meeting showed citizens were very divided on the issue. In the past underground utility installation hasn't always been uniformly enforced. Presently there is a conditionally approved subdivision in the town waiting for the installation of utilities. This complicates the issue as well. The process of making possible changes to the Land Use Ordinance versus the Subdivision Procedures and Regulations was explained to new members. Donna Laurent said the changing economics and demographics in the state as outlined at the annual planning conference she had attended also needs to be taken into consideration in the Board's discussions. Chairman Rebello felt missing members need to be present at future discussions as their inputs are valuable to the Board and tabled the discussion until the next meeting in July.

Jeff Young made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:26 p.m.

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Charlene Wheeler  
Secretary to the Board