

Town of Jefferson
Office of the Planning Board

Minutes

January 12, 2016

Members present: Chairman Gordon Rebello; Donna Laurent, Michael Meehan, Gil Finch, Jeff Young, Jason Call, alternate; Cindy Silver, alternate;

Absent: Kevin Meehan, Selectmen's representative; Charles Muller

Others present: Charlene Wheeler, Board secretary

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

Minutes

Jeff Young made the motion to approve the minutes of the December 8, 2015 meeting, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Financial Report

Jeff Young made the motion the financial report for the year be accepted, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Communications

A draft of the Planning Board's annual report to the town was circulated. There were two edits suggested. Jeff Young made the motion to approve the draft with edits, seconded by Donna Laurent. The vote to accept the motion was unanimous.

A copy of a building permit was circulated.

Copies of Selectmen's minutes were circulated.

A letter has been sent to Wayne Lieberum reminding him a renewal of his letter of credit is due by February 1, 2016. If there is no response in the next week, Chairman Rebello said he would telephone Mr. Lieberum.

Unfinished Business

The Board secretary reported Tara Bamford, planning director, from North Country Council will be attending the Board's meeting on January 26. The Board is hoping for some guidance in dealing with a proposal from Chris Gainer. Mr. Gainer said he had been refused an application for a building permit by the Board of Selectmen to build a structure approximately 37' x 20' as a guest cottage on Map 5, Lot 7, as an addition to the Lantern Inn Resort & Campground. Selectmen said he needed to get approval from the Board of Adjustment as they deem the plan an expansion to the footprint of the current

business. It might be in his best interest to request a joint meeting with the Planning Board. The original cottage plan is a two-story structure with 3 bedrooms and 2 baths. Mr. Gainer had shown Planning Board members a plat of the current properties and some conceptual plans for placement of 38 such guest cottages as a first phase of development. Board members felt the size of the proposed cottage, even with the ground floor bedroom eliminated, exceeded the definition of a camping cabin as designated by RSA 216-1. But there were many questions as to what it should be characterized as and what impact it would have on the town. The town's fire chief and a representative from Eversource have also been invited to attend the January 26 meeting. The Board secretary was asked to again contact Ms. Bamford before the meeting to ask if she had other examples of such projects in the state or knowledge of state laws which might be applicable which could offer some guidance.

Jeff Young made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:04 p.m.

Charlene Wheeler
Secretary to the Board