

Town of Jefferson
Office of the Planning Board

Minutes
October 22, 2019

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

Absent: Gordon Rebello, 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

Donna Laurent made the motion to approve the minutes as read of the October 8, 2019 meeting, seconded by Gil Finch. The vote to accept the motion was unanimous.

Hearing – Continued – Kenison Campground

The Board secretary reported there were no updates.

Master Plan

Board members were reminded they will be meeting again with June Garneau of MAPS at their next meeting on November 12. Mailing labels will be printed ready for the surveys to be addressed and directly mailed to each tax payer with an address outside the 03583 zip code. Signs to advertise the coming survey were brought to the office the Friday before Columbus Day. One was placed at the Fireman's breakfast held that weekend. Maybe one can be put up at the post office or at the town's annual hometown Christmas celebration.

Financial Report

The Board secretary reminded the Board a request for next year's budget will be coming soon at the beginning of December. There are plans to set up an accounting system so the Board can see the income revenue from fees collected not just the Board's expenditures. Members thought this was an excellent idea.

Communication

A notice of decision from the Zoning Board of Adjustment from a hearing on Thursday, October 17 for Michael Fraser, who was seeking a Special Exception to operate tourist accommodations and lodging units as Jefferson North, was discussed. There were several conditions placed on the approval which was granted. Jason Call, who also serves as a member on the Zoning Board of Adjustment, explained the points of that Board's deliberations and decisions on this application.

Copies of Selectmen's minutes were circulated.

Unfinished Business

Board members continued their discussion on defining short-term rentals. An idea had been offered to not change the list of Special Exceptions since Lodging Units and Tourist Accommodations are already listed there. Should the definition of such units and accommodations be expanded to be more specific? Members of the Board believe Lodging Units and Tourist Accommodations can already be considered short-term rentals. No matter what name

is attached to them, hotel, motel, inn, bed & breakfast, vacation rental, Airbnb, etc. it requires seeking a Special Exception and each application must be considered in light of the property's location, the scope of the operation, input from abutters, adherence to safety codes, traffic, noise, etc. as has been done in the past.

Gil Finch made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 7:45 p.m.

Charlene Wheeler
Secretary to the Board