

Town of Jefferson
Office of the Planning Board

Minutes

October 27, 2015

Members present: Jeff Young, Acting Chairman; Donna Laurent, Michael Meehan, Gil Finch, Kevin Meehan, Selectmen's representative

Absent: Chairman Gordon Rebello, Charles Muller, Jason Call, alternate

Others present: Charlene Wheeler, Board secretary, Robert Vallis, Elizabeth Vallis

Cindy Silver, appointed as an alternate by the Board of Selectmen, was in attendance but must take her oath of office to substitute as a voting member. She was given a Planning Handbook and a binder with documents and forms for her information.

Minutes

Donna Laurent made the motion to approve the minutes of the October 13, 2015 meeting, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Voluntary Merger – Hotchkiss

Stuart and Brenda Hotchkiss of 329 North Road, Jefferson are seeking a voluntary merger of two properties, Map 5, Lot 24 containing 5.0 acres and Map 5, Lot 24B containing 45.87 acres. Board members examined the tax map. Donna Laurent made the motion to approved the voluntary merger, seconded by Michael Meehan. The vote to accept the motion was unanimous. The Board secretary will file the notice at the Coos County Registry of Deeds.

Consultation - Vallis

Robert Vallis of New Jersey and his sister have inherited property on North Road, Map 2, Lot 8C. The lot contains 22 acres and they want to divided the lot into roughly two equal pieces. The lot is now in current use. Mr. Vallis was reminded current use may be affected by subdivision and development. The lot has 280 feet of frontage on North Road which might mean a road built to town specifications would be required. Another possibility for Mr. Vallis would be to appeal to the Board of Adjustment for a variance because of frontage or setback issues. Since North Road is a state road a driveway permit would have to be confirmed if it exists or obtained if it does not from the NH Department of Transportation. Mr. Vallis said he is thinking of hiring a local surveyor to guide him and act as his agent. Mr. Vallis and his wife thanked the Board and left the meeting.

Financial Report

Michael Meehan made the motion the financial report be accepted, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Communications

Eversource has requested a hearing be held by the Planning Board, as prescribed by law, because they want to trim trees along Ingerson Road which is a town designated scenic highway. Donna Laurent made the motion to hold the hearing on December 8 and cancel the Board meeting on November 24, seconded by Michael Meehan. The vote to accept the motion was unanimous. The Board secretary will notify Eversource and post the required notices. A representative from Eversource will present their plan to the Board at the hearing.

A copy of the Corridor Management Plan for the Woodland Heritage Trail was circulated. It was noted that the northeast corner of the trail will be located to run along Route 110A and Route 16 from West Milan to Berlin.

Copies of Selectmen's minutes were circulated.

Unfinished Business

The Board secretary has heard from Gardner Kellogg that driveway permits have been applied for from the state on the conditionally approved Haase subdivision but as yet have not been granted. After some research it was found there is no time limit for conditions to be met before the application is considered to be void unless a time limit is set at the time conditions are imposed. The Board secretary also said she had received an e-mail from a realtor saying the lots were advertised but he knew a sale could not take place at this time.

Michael Meehan asked if any progress had been made on the installation of utilities on the Lieberum subdivision. Any installations completed would also need to be inspected. Since Chairman Rebello had spoken to Mr. Perkins before, it was decided to ask him to call him again before any official letter went out. The letter of credit guaranteeing installation would be up for renewal in January if the work isn't completed by then. The Board secretary said she would also try to ride out to take a look it she was heading by Route 115.

Michael Meehan made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:00 p.m.

Charlene Wheeler
Secretary to the Board