

Town of Jefferson
Office of the Planning Board

Minutes

November 22, 2016

Members present: Chairman Jeff Young; Donna Laurent, Michael Meehan, Gil Finch, Jason Call, alternate; Kevin Meehan, Selectmen's representative; Gordon Rebello

Absent: Charles Muller

Others present: Charlene Wheeler, Board secretary, Tom Brady, Tim Sutherland

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

Minutes

Gordon Rebello made the motion to approve the minutes of the October 23, 2016 meeting, seconded by Gil Finch. The vote to accept the motion was unanimous.

Consultation – Six Gun City & Brady Family Trust - BLA

Tom Brady, representing Six Gun City and the Brady Family Trust of 597 Ingerson Road, Jefferson, presented the Board with a plat for a boundary line adjustment between Lot 10, Map 33 (5.14 acres) and Lot 20, Map 6 (95.0 acres). This would add 6.45 acres to Lot 10 for a total of 11.59 acres and leave Lot 20 with 88.55 acres. It was noted the blank box required by the Coos Country Registry of Deeds needed to be placed in the upper right hand corner of the plat or the plat couldn't be filed. Jason Call said because of the size of the larger lot is was alright it wasn't shown in its entirety but the abutters to that lot should be listed on the plat, perhaps in the smaller locus map. It was thought contours could be waived, again because of the large size of the property. Mr. Brady said he could provide copies of deeds to both properties. The Board scheduled a public hearing on the application for January 10, assuming the application is submitted in a timely manner for notices.

Consultation – Goulet and Guilfoyle - BLA

Tim Sutherland, representing James and Arie Goulet and Toula Guilfoyle, presented the Board with a plat to change the boundary line between Lots 2B and 2C, Map 6 on Turnpike Road. Bray Hill Road (a Class VI road) runs between the two lots. After much discussion it was concluded the lot owners in question own the land under the road, the town has a right-of-way across that land. Mr. Sutherland cited past deeds he had researched to support such a conclusion. Kevin Meehan confirmed the town did not hold a deed to that land the road sits on. If this is the case, the boundary line could be changed between the two lots. A new lot wouldn't be created, the land would become part of Lot 2B. In order for it to become a separate lot at some future date it would have to be subdivided from Lot 2B. Gil Finch said this would be hard to do because the lot would not have the road frontage required, the road would have to be developed to town specifications. Michael Meehan agreed. It was thought wording should be added to

clarify this particular point, especially in the meeting minutes. Since proposed Lot 2B would be now under 5 acres, approval would have to be granted from the NH Department of Environmental Services. The Board secretary was asked to contact the town attorney again to seek her opinion on the proposal given the information discussed. The Board scheduled a public hearing on the application for January 10, assuming the application is submitted in a timely manner for notices.

Consultation – Stanley - Subdivision

Tim Sutherland, representing Edward and Roxanne Stanley of 156 Couture Road, Jefferson, presented the Board with a plat to subdivide Lot 34, Map 1 containing 32.70 acres into two lots of 27.13 acres and 5.57 acres each. There is already a dwelling on the proposed 5.57 acre lot. It was noted the road into the proposed 32.70 acre lot would have to be developed to town specification to ensure the lot would have 200 feet of road frontage. There already are underground utilities installed parallel to the developed portion of the road. The Board scheduled a public hearing on the application for January 10, assuming the application is submitted in a timely manner for notices. Mr. Sutherland thanked the Board and left the meeting. Donna Laurent excused herself from the Board due to family obligations and she and Mr. Brady also left the meeting.

Financial Report

Jason Call made the motion to accept the financial report, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Communications

Copies of building permit were circulated.

Copies of Selectmen's minutes were circulated.

Unfinished Business

Michael Meehan noted the Board does not have an engineer to call upon to monitor road installation, etc. at this time. The Board secretary was asked to contact HEB Engineering in North Conway and Burr Philips in Bartlett to see if either may be agreeable to working for the town in such a capacity.

The Board secretary reported notices will appear in newspapers and posted for the Public Hearing, December 13 on revisions to the Land Use Ordinance. The Board is not meeting on December 27 and notices will be posted to that effect.

Michael Meehan made a motion to adjourn the meeting, seconded by Gil Finch. The meeting was adjourned at 8:18 p.m.

Charlene Wheeler
Secretary to the Board