

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

**Minutes**

December 11, 2018

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

**Absent:** Gordon Rebello

**Others present:** Andrew Nadeau, Ben Edgar, Hunter McCurry, Charlene Wheeler, Board secretary

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

**Minutes**

The November 13 and 27 meetings were cancelled because of winter storms. Jeff Young made the motion to approve as read the minutes of the October 23, 2018 meeting, seconded by Michael Meehan. The vote to accept the motion was unanimous.

**Hearing – Tricoulis/Heath Boundary Line Adjustment**

Demetrius & Vasiliki Tricoulis, 87 Flynn St., Lynn, MA and Scot & Lisa Health, 140 Second NH Turnpike N, Frankestown, NH are requesting a boundary line adjustment between their lots. These properties are located on NH Route 115, a limited access highway, Tax Map 18, Lots 10 and 9. Andrew Nadeau of Horizons Engineering is acting as agent for the applicants. Mr. Nadeau explained that when surveyor Tim Sutherland was asked to survey land owned by the Heaths it was discovered the property lines between the Heath property and the Tricoulis property were incorrectly drawn. The property deeds and the survey didn't agree. An agreement between the owners resulted in the application to change the boundary lines, approximately an additional acre being added to the Tricoulis property. There are curb cuts from NH Route 115 to both properties and there are no structures on either property. Application fees have been received, abutters and the public noticed. Jason Call made the motion to accept the application as complete, seconded by Jeff Young. The vote to accept the motion was unanimous. There were no other comments or questions received from the public. Jeff Young made the motion to approve the boundary line adjustment, seconded by Michael Meehan. The vote to accept the motion was unanimous. The plats and mylar were signed and the mylar will be filed by the Board secretary.

**Hearing – Heath Subdivision**

Scot & Lisa Health, 140 Second NH Turnpike N, Frankestown, NH are proposing to subdivide 37.38 acres on NH Route 115, Tax Map 18, Lot 9 into 2 lots, one lot being 17.04 acres and one lot being 20.43 acres. Application fees have been received, abutters and the public noticed. Mr. Edgar said when he heard the Heaths wanted to sell their property, he was interested in purchasing some of the land to ensure his privacy. However, not necessarily the whole 37+ acres. If it is subdivided into two smaller parcels, he anticipates keeping the lot abutting his land and Mr. McCurry is interested in purchasing the other. There is about a 1200' driveway to a cabin on Mr. Edgar's lot which is up slope from NH Route 115. There would be no curb cut to

the proposed lot which would be adjacent to his property. Mr. Edgar said he anticipated a shared driveway to overcome that problem. Jason Call said there needed to be more assurance that there is a deeded access to this proposed new lot shown on the plat. Gil Finch agreed. Jeff Young made the motion to accept the application as complete, seconded by Michael Meehan. The vote to accept the motion was unanimous. There were no other comments or questions received from the public. Jeff Young made the motion to conditionally approve the subdivision application. The condition to final approval being a right-of-way from Mr. Edgar's driveway to the abutting new lot be shown on the plat. Mr. Nadeau will make the change and bring the plats and mylar to the town office so they can be signed and the mylar filed. Mr. Nadeau, Mr. Edgar, and Mr. McCurry thanked the Board and left the meeting.

### **Financial Report**

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

After much discussion, Donna Laurent made the motion to request the level of its funding increase from the 2018 level of \$7000.00 (\$1000.00 of which to be allocated to the operation of the Zoning Board of Adjustment per their request) to a total of \$25,000.00 for 2019. Jason Call seconded the motion. The vote to accept the motion was unanimous. In 2018 property activities involving the Planning Board increased significantly and there is a reasonable expectation the trend will continue. In addition to our regular operating budget of \$7000.00 (\$1000.00 for the BOA), we anticipate the engineer hired to advise the Board to work with the Board on updating the town's road standards in the Subdivision Procedures and Regulations will complete his work and will cost an additional \$1500.00. The Board also has been asked by the Selectmen to update the Master Plan. After consulting two experienced planners, the Planning Board estimates this process may cost up to an additional \$17,500.00 of funding to complete. It was asked if funding for the update of the Master Plan might be placed in a separate warrant article for town meeting but it was decided to include it in the budget request total as a line item.

### **Communication**

The Board secretary informed the Board of a request received from a citizen who had requested their name be removed from previously filed Planning Board meeting minutes citing security concerns. The town's attorney was contacted who advised the minutes were an official record which had been available for several months, no nonpublic session had been requested at the time, and the minutes should not be changed.

A copy of a Board of Adjustment decision to grant Michael Meehan a variance was circulated.

Copies of building permits were circulated. One permit involving Santa's Village request to expand their water park with more slides and a pool generated some discussion. Board members expressed their concern for safety along Route 2 with the high traffic volume,

need for patrons to cross this highway, lack of sidewalks, and places to park during times of larger attendance numbers. Perhaps the Board of Selectmen should be cautious about issuing any more permits to the business until some of these problems are addressed.

Kevin Meehan updated the Board on the progress made on the survey given to the public about the Jefferson School building now owned by the town.

Copies of Selectmen's minutes were circulated.

The November/December issue of *Town and City* was circulated.

### **Unfinished Business**

The Board again addressed the draft of revisions to the town's road standards. Jeff Young made the motion to approve the draft with current edits. However, other Board members asked to have the edits which have already been suggested or made to the draft document be collated to see if any further edits need to be made. The motion was rescinded. Hopefully then the draft document can be given to Burr Phillips of Civil Solutions so a final version can be prepared and a hearing scheduled.

Because of the Christmas holiday, the Board's next meeting is January 8.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 9:05 p.m.

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Charlene Wheeler  
Secretary to the Board