

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

**Minutes**

December 8, 2015

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

**Absent:** Charles Muller

**Others present:** Charlene Wheeler, Board secretary, Gordon and Nancy Windsor, Shane Dion, Gardner Kellogg, Diane Lisak, Tim Sutherland, Chris Gainer

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 November 10, 2015 meeting, seconded by Michael Meehan. The vote to accept the motion was unanimous.

**Hearing – Eversource request to trim**

Shane Dion, representing Eversource and Asplundh, addressed the Board about Eversource's request to trim trees and brush on Ingerson Road, a town scenic designated road. Mr. Dion said they had completed all roadside trimming in Jefferson except for Ingerson Road. They had notified all residents on that road and had received permission from all but one property owner. He explained that the company is allowed to trim within 8 feet of wires and all is within right-of-way. Only four larger trees are slated to be cut. The last time the road was trimmed there was an error when trees were cut without permission. There was a mistake in identifying pole numbers. Mr. Windsor said he was originally responsible for seeking a scenic designation for Ingerson Road in the 1960's. No electricity ran all the way through the road at that time. When Ted Clukay wanted power to his property many trees were cut along the road to install the lines. And this was when Mr. Windsor sought the scenic road designation. Now a few outages occur each year but the cause seems to be from branches, etc. falling from the opposite side of the road. Can Eversource do anything about this problem? Mr. Dion explained unless they are directed by Eversource to address this there is nothing they can do. It was suggested Joe Marshall who is a resident of the town and works for Eversource be contacted by the town to check this situation. Diane Lisak said she was the one resident who had refused permission because of the mistakes which were made during the company's last trimming. There being no other questions or comments, Chairman Rebello closed the hearing. Mr. & Mrs. Windsor, Mr. Dion, and Ms. Lisak left the meeting.

### **Consultation – Brower/ Goulet**

Tim Sutherland, representing James Goulet and Howard Brower, showed the Board a plat of a proposed boundary line adjustment on Turnpike Road, Map 6, Lot 4 and Lot 2B. The line between the two lots would be removed and a new one established conveying 13.18 acres to Lot 2B from Lot 4. The remaining portion of Lot 4 would contain 115 acres. There were no changes the Board said were required on the plat. A tentative hearing date was set for January 26, 2016. Mr. Sutherland thanked the Board and left the meeting.

### **Voluntary Merger – Robinson’s Retreat**

The Board received an application for a voluntary merger from Robinson’s Retreat LLC, 111 Israel River Road, Jefferson, NH to merge two lots, Map 14, Lot 19 containing one acre and Lot 19A containing 5 acres. Jeff Young made the motion to approve the voluntary merger, seconded by Donna Laurent. The vote to accept the motion was unanimous. The Board secretary will file the approved application at the Coos County Registry of Deeds.

### **Consultation – Chris Gainer**

Chris 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 then showed 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. This plan could be characterized as cluster housing used as rental units. There were many questions from Board members, with concerns about water and septic facilities, fire or emergency access, solid waste generation, etc. The NH Department of Environmental Safety would have to be involved. Board members agreed they needed a lot more information. It was decided that planning director Tara Bamford of North Country Council should be contacted to come to a joint meeting to help both boards before the end of January. The fire chief and selectmen should also be invited. Donna Laurent made a motion to that effect, seconded by Jeff Young. The vote to accept the motion was unanimous. The Board secretary will contact Ms. Bamford and set a meeting date. Mr. Gainer thanked the Board and left the meeting.

### **Haase Conditionally Approved Subdivision**

Gardner Kellogg representing Franz and Louise Haase and Edward and Eileen Herman-Haase of P.O. Box 2177 Wolfeboro, NH and 711 Fulton St., Medford, MA respectively, presented the Board with an updated plat of a lot of 42.76 acres, Map 17, Lot 5 on Chambers Road to be subdivided into 6 lots. Lot 1 is 10 acres, Lot 2 is 6.88 acres, Lot 3 is 7.26 acres, Lot 4 is 5.55 acres, Lot 5 is 5.75 acres, and Lot 6 is 7.32 acres. Conditional approval was granted at the Board’s September 15, 2015 meeting. Mr. Kellogg presented

papers from the NH Department of Transportation and from Eversource. He also said he had spoken to Mark Dubois about driveways on Chambers Road. Letters had been sent to the property owners about a lot being sold prematurely but the issue has resolved itself. Jeff Young made the motion to grant final approval to the subdivision as conditions have been met, seconded by Donna Laurent. The vote to accept the motion was unanimous. The Board secretary will file the mylar at the Coos County Registry of Deeds. Mr. Kellogg thanked the Board and left the meeting.

### **Financial Report**

The new boundary line adjustment approval stamp has been delivered and was shown to the Board. Jeff Young made the motion the financial report be accepted, seconded by Jason Call. The vote to accept the motion was unanimous.

### **Communications**

A phone call was received from Charles Muller asking the Board be informed that he will continue to be working out of state at least to next summer. He felt maybe he should resign his board membership. Board members felt he was a huge asset to the Board and they hoped he would continue as a member. Currently the Board has two alternates and has had very few problems achieving a quorum for meetings.

Copies of building permits were circulated.

Copies of Selectmen's minutes were circulated.

A recent copy of the state's 10-year transportation plan was circulated. Jeff Young said work will be starting on the Route 2 Israel River bridge.

A letter has been sent to Wayne Lieberum reminding him a renewal of his letter of credit is due by February 1, 2016.

The Board's next meeting will be January 12, 2016 as the December 22 meeting has been cancelled. Jeff Young made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 9:20 p.m.

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Charlene Wheeler  
Secretary to the Board