

Town of Jefferson
Office of the Planning Board

Minutes

February 27, 2018

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

Absent: Donna Laurent

Others present: Charlene Wheeler, Board secretary; Tara Munnelly

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

Minutes

Jeff Young made the motion to approve as read the minutes of the February 13, 2018 meeting, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Consultation – Munnelly

Tara Munnelly, who owns Lot 1 (about 15 acres) and Lot 33 (about 2 acres), Map 5 on North Road with one structure on Lot 33 and 9 structures on Lot 1, wanted to discuss plans for her business, operating as Josselyn's Getaway Cabins. They are operated as short-term rentals only. A map of the property taken from the file of a previous boundary line adjustment approved on Lot 1 was used as a visual reference for Board members. Ms. Munnelly said she is working to improve the already existing facilities and wants to add an additional 4 cabins and an owner residence. At present she said she is living in part of one rental unit as she is required to keep all the units as rentals for the income and can't just use one as her private residence. She also wants to convert one structure to a retail shop selling items unique to New Hampshire. Board members felt the retail shop could be done if granted a special exception by the Zoning Board of Adjustment. An application with more specific information would have to be made to that board. However, adding additional structures, which would be an expansion to an already non-conforming property, would be a huge hurdle to overcome. A seasonal rental cabin is defined as having an area of 400 square feet or less and sitting on at least 1000 square feet of land. Some of the existing structures are more than 400 square feet in size. Was a plan for cluster housing a possibility? Is there enough acreage to support that idea? Would Ms. Munnelly be willing to merge the two lots? Many issues would have to be addressed: interior roads, septic systems, public water supply, existence of wetland on the property, etc. The state would be definitely be involved. Ms. Munnelly was also advised that abutters have right to be heard by the Board if any public hearing is held which is required for any formal application. She was advised she should investigate hiring an engineering firm or a planning consultant to help her with her development ideas. Several names were suggested. The Board also asked the Board secretary to contact the Board's own engineer, Civil Solutions, Inc. and the North Country Council for information and advice on how the Board can proceed. Ms. Munnelly thanked the Board and left the meeting.

Communications

The annual NH Office of Energy and Planning spring planning and zoning conference is scheduled for Saturday, April 28 in Concord. The Board secretary will print out the agenda and application form for any Board member who wants to attend.

The March 13 meeting of the Planning Board will be cancelled because of Town Meeting. The Board secretary will post notices.

A copy of a building permit was circulated.

Copies of Selectmen's minutes were circulated.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:45 p.m.

Charlene Wheeler
Secretary to the Board