

Town of Jefferson
Office of the Planning Board

Minutes

February 28, 2017

Members present: Chairman Jeff Young; Michael Meehan, Gil Finch, Jason Call, alternate

Absent: Donna Laurent, Charles Muller, Gordon Rebello, Kevin Meehan, Selectmen's representative

Others present: Charlene Wheeler, Board secretary; Colin Sutherland, Alexander Mackay

In the absence of a regular member, Jason Call was designated a voting member

Minutes

Michael Meehan made the motion to approve the minutes of the February 14, 2017 meeting, seconded by Gil Finch. The vote to accept the motion was unanimous.

Hearing – Goulet and Guilfoyle - BLA

Colin Sutherland, representing James and Arie Goulet and Toula Guilfoyle, told the Board the application to change the boundary line between Lots 2B and 2C, Map 6 on Turnpike Road will have to be continued. He is waiting for approval to be granted from the NH Department of Environmental Services. since proposed Lot 2B would be now under 5 acres. The hearing is to be continued at the Board's next meeting on March 28.

Hearing – Stanley, Jr. - Subdivision

Colin Sutherland, representing Edward and Roxanne Stanley of 156 Couture Road, Jefferson, continued with an application to subdivide Lot 34, Map 1 containing 32.70 acres into two lots of 27.13 acres and 5.57 acres each. The necessary checks to cover fees, the signed application, plan for road maintenance, and copy of deed were presented. Michael Meehan made the motion to accept the motion as complete, seconded by Jason Call. The vote to accept the motion was unanimous.

Discussion continued about the road, as shown on the plat, into the proposed 32.70 acre lot. The road would have to be developed to town specifications to ensure the lot would have a minimum of 200 feet of road frontage. There already are underground utilities installed parallel to the developed portion of the road almost to the lot boundary line. Colin Sutherland said a large portion of the new proposed section had already been constructed. The Board agreed the new portion of the proposed road and hammerhead should be built to town specifications. Mr. Phillips of Civil Solutions, acting as the Board's agent to oversee road construction and utilities installation, was sent a copy of the plat. The Stanleys are to be responsible for Mr. Phillips' fees. Jason Call made a motion to conditionally approve the subdivision, the conditions being that the road and

hammerhead be completed to town specifications and conduit installed for utilities or a bond or cash escrow posted to cover the estimated costs. Michael Meehan seconded the motion. The vote to accept the motion was unanimous. The Board secretary will contact Mr. & Mrs. Stanley and Mr. Phillips. Mr. Sutherland thanked the Board and left the meeting.

Communications

Alexander Mackay, who lives at 76 Panorama Drive and has shown interest in becoming a Board member, attended the meeting, met and was interviewed by Board members. The Board unanimously voted to recommend Mr. Mackay's nomination to the Planning Board as an alternate member to the Board of Selectmen.

The 29th Annual Spring Planning and Zoning conference in Concord on April 29 was announced which is hosted by the NH Office of Energy and Planning. Further details will be forthcoming.

A request for information from an attorney about a property in Jefferson regarding compliance with zoning ordinances was referred to the Board of Selectmen as they are the body charged with enforcement of ordinances and regulations.

Copies of Selectmen's minutes were circulated.

Other Business

Gill Finch said the issue of driveways again should be placed on the Board's agenda. Other members agreed and it will be placed on the agenda for the Board's next meeting.

Jason Call made the motion to cancel the Board's March 14 meeting date as that is town meeting day, seconded by Michael Meehan. The vote to accept the motion was unanimous. The Board's next meeting will be March 28.

Jason Call made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:30 p.m.

Charlene Wheeler
Secretary to the Board