

Town of Jefferson
Office of the Planning Board

Minutes
March 23, 2021

Members present: Chairman Gil Finch, Jason Call, Michael Meehan, Donna Laurent

Absent: Gordon Rebello, Kevin Meehan, Selectmen's representative; Wayne Kellner, alternate; Bob Roy, alternate

Others present: Charlene Wheeler, Board secretary, Julia Gilmore, Andrew Nadeau, Peter Powell

The meeting was held virtually. Thanks again to Donna Laurent for setting up the meeting for the Board.

Minutes

There were two typo errors identified in the second paragraph under Unfinished Business which have been corrected. Jason Call made the motion to approve as amended the February 23, 2021 meeting minutes, seconded by Michael Meehan. The vote to accept the motion was unanimous

Consultation – Benjamin Edgar

Andrew Nadeau of Horizons Engineering, acting as agent for Benjamin Edgar who owns property on Rt. 115, Map 18, Lot 8, presented a proposal for a two-lot subdivision by dividing Lot 8 lengthwise each with frontage of a little over 200 feet of road frontage on Route 115. There is an existing entrance from Route 115 to Lot 8 which will access a shared driveway to both new lots. The state will not allow more than one entrance from Route 115. The current driveway leads to an existing cabin. Originally it was thought an existing leach field could be shared with a cabin placed on a second lot but that idea has been abandoned. A separate septic system will be constructed so each lot has its own. However, Board members expressed concern about the curb cut. A shared driveway can give access to not more than two lots. The proposed two new lots formed from Lot 8 would share that driveway. Because of state restrictions to where curb cuts can be placed the adjacent Lot 2 (also owned by Mr. Edgar) would not have access unless a driveway is shared with the proposed two new lots. Thus making a shared driveway to three lots. Jason Call said this would be a big hurdle to overcome for approval. Donna Laurent asked if currently the curb cut now gives access to both existing Lots 2 and 8. And it was confirmed that it did. Gil Finch asked if Mr. Edgar could apply for a variance. Jason Call said there is no apparent hardship and that would be a big hurdle to overcome for granting a variance. If the driveway was built to town specifications it might be acceptable but that would be very costly. An alternate solution might be to seek a boundary line adjustment between existing Lots 2 and 8. It would still be two lots, one much larger than the other but would only have a shared driveway to two lots. Mr. Nadeau indicated there is a slope but it is not enough to be prohibitive. The Planning Board will wait to hear from Mr. Edgar as to the direction he wants to go with these properties.

Consultation – George Cook

Peter Powell, acting as agent for George Cook, presented a proposal to subdivide a large lot, running across two tax maps, Map 10, Lot 45 and Map 19, Lot 6. Mr. Cook proposes to form two lots, one of about 20 acres having access from Ingerson Road and one about 50 acres having access from Hyfield Lane. The road frontage on Hyfield Lane is only 177.7 feet which is less than required in the Land Use Ordinance. Regardless of how the lot is configured, it is anticipated that access to the larger parcel will be via a driveway from Hyfield Lane. The slope of the land coming off Ingerson Road would create a steep driveway and with twists across the slope, a

greater distance that would be difficult to construct as well as maintain. It seems to make more sense to pursue a variance than to create a more awkward parcel only to satisfy the frontage requirement. There is a sharp drop in elevation into the parcel about 600 feet from the road. Jason Call indicated that these are unique and larger lots. The road frontage requirement on Hyfield Lane might be waived in trade for another concession such as agreeing to no further subdivision on the larger lot. Michael Meehan said another possibility might be construction of 200 feet of road built to town specifications into the lot off Hyfield Lane which would give that lot the required road frontage. But this would be a costly solution. Board members agreed that though they could not vote on any proposal until an official application is complete and in front of them, and abutters given a chance to be heard, the idea of waiving the road frontage requirement was a definite possibility. Mr. Nadeau and Mr. Powell thanked the Board and left the meeting.

Financial Report

The only expenditures posted from January 1 to the present has been the Board secretary's salary. Michael Meehan made to motion to accept the current financial report, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Communications

June Garneau decided not to join the Board to work on the Master Plan for this meeting as the Board had quite an agenda that needed to be addressed but is planning on continuing at the Board's next meeting April 13.

The Select Board voted to begin holding meetings in person beginning April 1 assuming conditions continue to remain stable or hopefully improve. There is a conference area now at the school providing a large meeting space. Planning Board members agreed they are comfortable meeting there beginning April 13.

The Board secretary asked if she could see about replacing reference books (mostly from the New Hampshire Municipal Association) that were lost in the fire at the town hall. Board members agreed this would be a good idea.

It was announced the NH Office of Strategic Initiatives is holding its annual Spring Conference for 2021 Saturday, May 15. The conference will be held virtually and registration opens March 29.

Copies of Selectmen's minutes can be read on the town's website and any questions brought to the next Planning Board meeting

Unfinished Business

No current Board member will have his or her term expire in 2021. Julia Gilmore who is attending a Planning Board meeting for the second time was asked if she is still considering serving on the Board. She said she was and intends to come to the next scheduled meeting as well.

The Board proceeded to election of officers for 2021. Board members first thanked Gil Finch and said they appreciated his leadership through what was a difficult year. Gil Finch made the motion to nominate Michael Meehan for the office of chairman, seconded by Jason Call. The vote to accept the motion was unanimous. Jason Call made the motion to nominate Gil Finch as vice chairman, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Board members expressed disappointment the three warrant articles with proposed amendments to the Land Use Ordinance on which they had worked so hard on for a good part of the year were defeated by a large margin of the town's citizens. They also thanked Jason Call for his well-written letter explaining the origins of the proposed changes, how they related to the state RSAs, and what they actually were saying. There was frustration at the misinformation circulating before the voting took place. Especially that any site on Facebook is **not** the town's official website. It is jeffersonnh.org. Board members also discussed what they felt they had done right and what they could have done better to inform the public along with other factors which may have played into the warrant articles being defeated.

The Planning Board's next meeting will be April 13, in person, at the elementary school building.

Donna Laurent made the motion to adjourn, seconded by Jason Call. The meeting was adjourned at 9:02 p.m.

Charlene Wheeler
Secretary to the Board