

Town of Jefferson
Office of the Planning Board

Minutes

April 11, 2017

Members present: Chairman Donna Laurent; Michael Meehan, Gil Finch, Jeff Young, Gordon Rebello

Absent: Jason Call, Al Mackay, alternate; Kevin Meehan, Selectmen's representative;

Others present: Charlene Wheeler, Board secretary; Dr. Guilfoyle

Minutes

Jeff Young made the motion to approve the minutes of the March 28, 2017 meeting, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Hearing – Goulet and Guilfoyle - BLA

The hearing to consider the application of Toula Guilfoyle, James Goulet and Arie Goulet to change the boundary line between Lots 2B and 2C, Map 6 on Turnpike Road resumed. Jeff Young recused himself since he is an abutter to the property. Checks to cover fees and copies of properties deeds had been received. Dr. Guilfoyle, representing his wife, was there to answer any questions. Lot 2B would add 3.26 acres for a total of 21.66 acres and Lot 2C would subtract 3.26 acres to contain 2.24 acres. Approval is required from the NH Department of Environmental Services (DES) since a lot less than 5 acres is being created. Michael Meehan made the motion to accept the application as complete, seconded by Gordon Rebello. The vote to accept the motion was unanimous. Board members examined the plat from the 1989 Gagnon subdivision, which created the lots where a 13' strip of land was added to Bray Hill Road to increase its width. On the preliminary plat it was labeled Bray Hill Road and on the final approved plat the same road was now labeled as a right-of-way. At the time Bray Hill Road was an unmaintained class VI road and is still classified as such. It is unclear who actually owns the land beneath the road. The Board secretary reported there were no communications from any abutters who were noticed. There being no other questions or comments, Chairman Laurent closed the public portion of the hearing.

Gordon Rebello made the motion to conditionally approve the application; the condition was approval being received from NHDES. Michael Meehan seconded the motion. The vote to accept the motion was unanimous. Dr. Guilfoyle thanked the Board and left the meeting.

Communications

Reappointed Board members were reminded to take their oath of office with the Town clerk.

Information about the 29th Annual Spring Planning and Zoning conference in Concord on April 29 was given to Gordon Rebello. Jeff Young is planning to attend and has registered.

Copies of building permits were circulated.

Copies of Selectmen's minutes were circulated.

Unfinished Business

Board members had been given copies of the agreement between the Planning Board and Burr Phillips who will act as the Board's agent. Gordon Rebello made the motion to sign the agreement, seconded by Gil Finch. The vote to accept the motion was unanimous. Chairman Laurent signed the agreement. The Board secretary will send the agreement to Mr. Phillips. Mr. Phillips will also be asked to review any revisions to the town's road standards and give the Board his recommendations. Also he should be asked to give the Board an estimate of fees for this work for budgeting purposes.

Board members were given pages from the road standards of the town of Jackson, NH to read as a reference. It was agreed that any standards in regards to roads needed to include driveways and access to back lots. It is very difficult to designate a specific setback for driveways. The location of a driveway depends on many factors including topography, line-of-sight for oncoming traffic, drainage, etc. The town's road agent or an agent from the state, in the case of state highways, needs to be involved in determining driveway locations before any applications are approved or permits issued. It was agreed to continue discussion on road standards at the Board's next meeting.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:20 p.m.

Charlene Wheeler
Secretary to the Board