

Town of Jefferson
Office of the Planning Board

Minutes
April 22, 2014

Members present: Chairman Gordon Rebello, Donna Laurent, Vernon Matson, Michael Meehan, Jeff Young, Charles Muller, Kevin Meehan, Selectmen's representative
Absent: Jason Call, alternate; Gilbert Finch, alternate; Scott Guerin, alternate
Others present: Charlene Wheeler, Board secretary; Tom Brady

Minutes

Jeff Young made the motion to approve the minutes of the April 8, 2014 meeting as read, seconded by Charles Muller. The vote to accept the motion was unanimous.

Hearing – Six Gun City, Inc.

Jim Brady, representing Six Gun City, Inc., presented an application, case # 308-2014, to the Board to subdivide a parcel, Map 20, Lot 5 on Ingerson Road into four smaller lots, lot 1 of 11.04 acres, lot 2 of 11.05 acres, lot 3 of 11.02 acres, and lot 4 of 95+or- acres. Additional plats, mylar, and a copy of the current deed were furnished as requested at a previous consultation and the checklist was reported to be complete by the Board secretary. Jeff Young made the motion to accept the application as complete, seconded by Vernon Matson. The vote to accept the motion was unanimous.

Chairman Rebello opened the hearing for public discussion. Board members examined the plats. The Board secretary reported there had been no communications from abutters or members of the general public. There being no further questions or comments, Jeff Young made the motion to close public discussion, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Jeff Young made the motion to approve the application for subdivision, seconded by Charles Muller. The vote to accept the motion was unanimous. The plats and mylar were stamped and then signed by Chairman Rebello. The mylar will be filed at the Coos County Registry of Deeds by the Board secretary. Tom Brady thanked the Board and left the meeting.

Financial Report

Charles Muller made the motion to accept the financial report, seconded by Jeff Young. The vote to accept the motion was unanimous.

Communications

Board members and alternates who haven't taken their oath of office with the town clerk were reminded they must do so. Vernon Matson is purchasing a home in the town of Lancaster and said he would remain on the Board until his change of residence actually occurs.

The Annual Spring Planning and Zoning Conference is being held this year at the Mountain View Resort in Whitefield on Saturday, May 3. The charge of \$60 per attendee includes a lunch. The Board secretary and Donna Laurent expressed the desire to attend. The deadline for registering is Friday, April 25. Jeff Young made the motion to have Charlene Wheeler and Donna Laurent attend the conference and have the town pay the registration fees. The motion was seconded by Charles Muller. The vote to accept the motion was unanimous.

Copies of Selectmen's minutes were circulated.

Unfinished Business

Since Scott Guerin and Gilbert Finch were not at the meeting further discussion of new member training was postponed.

Board members continued their discussion of issues arising from landlocked lots that exist in the town. Vernon Matson said, for example, there is the Moulton lot with about 50 acres. Michael Meehan said road and right-of-way issues are involved and the Board has previously spent considerable time in the past trying to arrive at language to address the situation. The Board secretary said setback requirements could also become an issue. Kevin Meehan said that issuing building permits on such lots might be a problem. Jeff Young said there are RSAs to address access to lots for logging purposes. Chairman Rebello said more research on current laws is needed. There was also a question of how many lots in town actually are landlocked. How big a problem is this? The Board secretary was asked to do some research on the number of landlocked lots in the town, any relevant RSAs, as well as, other area town ordinances. Further discussion was tabled until next meeting

Since the Board's next meeting is May13, starting an abbreviated schedule for the summer months will be discussed then.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:14 p.m.

Charlene Wheeler
Secretary to the Board