

**Town of Jefferson**  
Office of the Planning Board

**Minutes**  
April 27, 2021

**Members present:** Gil Finch, Jason Call

**Absent:** Chairman Michael Meehan, Donna Laurent, Gordon Rebello, Kevin Meehan, Selectmen's representative; Bob Roy, alternate: Wayne Kellner, alternate

**Others present:** Charlene Wheeler, Board secretary; Mark Gross

The Board did not have a quorum and no votes were taken. Board members present agreed to consult on a possible boundary line adjustment application.

**Minutes**

The votes to approve the minutes of the April 13, 2021 and April 27, 2021 meeting will be addressed at the Board's next meeting.

**Consultation - Boundary Line Adjustment – Mark Gross**

Mark Gross presented the Board with a plan for a boundary line change among Lots 29A, 8, and 25, Map 14 located on Israel River Road. Lot 25 is currently owned by the Foley Revocable Trust and Mr. Gross said he is purchasing this property which abuts his lot. The boundary lines to be redrawn, however, will create a lot with no road frontage. Mr. Gross asked how long this requirement has been in effect and was told it is in the Land Use Ordinance which was adopted in 1987. There was a discussion about access to the lots and the cost to build a much longer road if the plan had to be modified. Mr. Gross said he didn't want to consider sharing a driveway. Mr. Gross could seek a variance from the Zoning Board of Adjustment but it may be extremely difficult to overcome the hardship requirement for granting such a variance. Board members recommended that Mr. Gross seek the advice of a licensed surveyor who might have other suggestions to help Mr. Gross with his plan. It was mentioned that finding a surveyor at this time may be difficult as indications are they are all extremely busy in this climate of property being modified, purchased, or sold more than has been usual in the past few years. Mr. Gross thanked the Board and left the meeting.

**Communications**

A consultation has been requested from Steve Heyliger, acting as agent for Robert Vallis, who wants to subdivide his property, Map 2, Lot 8C on North Road, into two lots. The Board secretary has added it to the May 11 meeting agenda.

A tape recorder has been purchased and available for use at meetings.

Notices have been mailed and posted for the May 11 hearing for the Ring-Hatfield boundary line adjustment application. The Board secretary noted it is now costing the town \$4.15 for postage on each abutter notice and the applicant is being charged \$4.00.

The envelope, paper, and processing time are not included in those numbers and add to the cost.

Copies of two permits requested from the Select Board were circulated. No comments or questions were added to the new routing sheet the Select Board has instituted.

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**

The Board's next regular meeting date is May 11. A consultation and a hearing as well as work on the Master Plan is on the agenda. The Board secretary will contact members to confirm a quorum or the Board's next meeting may have to be rescheduled.

There being no further business, Jason Call made the motion to adjourn the meeting, seconded by Gil Finch. The meeting was adjourned at 8:30 p.m.

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Charlene Wheeler  
Secretary to the Board