

Town of Jefferson
Office of the Planning Board

Minutes

April 8, 2014

Members present: Chairman Gordon Rebello, Donna Laurent, Gil Finch, alternate; Vernon Matson, Michael Meehan, Jeff Young, Charles Muller

Absent: Jason Call, alternate; Kevin Meehan, Selectmen's representative; Scott Guerin, alternate

Others present: Charlene Wheeler, Board secretary; Tom Brady

In the absence of a regular member, Gil Finch was designated a voting member for this meeting. Those members and alternates who had been appointed or reappointed for a new term by the board of selectmen were reminded they needed to take the oath of office before the town clerk.

Minutes

Jeff Young made the motion to approve the minutes of the March 25, 2014 meeting as read, seconded by Vernon Matson. The vote to accept the motion was unanimous.

Consultation – Six Gun City, Inc.

Jim Brady, representing Six Gun City, Inc., came before the Board again to make sure the plat showing the proposed subdivision of a parcel, Map 20, Lot 5 on Ingerson Road into four smaller lots, each containing more than five acres needed any editing. The Board secretary reported the application had been received with the required checks. Notices have been posted and abutters notified. Board members examined the plat and determined the plat was adequate as presented. After consulting the checklist they felt since the lots were on a town road driveways could be determined at a later date. Mr. Brady was asked to bring in a copy of the deed to the property, one additional 22" x 34" copy of the plat, a mylar of the same size, and extra copies of 11" x 17" reduced size plats. A copy of the deed was needed to make sure there were no restrictions or covenants on the property the Board members needed to be aware of. A hearing date is set for April 22. Mr. Brady thanked the Board and left the meeting.

Communications

The Board secretary updated members on the Lewis property issues on Route 116. A driveway permit from the state still has not been granted. It appears persons are using the property and possibly occupying the building. The town is waiting a reply from their latest inquiry about happenings observed on the property.

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 expressed the desire to attend. Michael Meehan said the sessions he had attended in the past had been very helpful. Final plans will be discussed at the Board's next meeting.

A copy of a dredge and fill permit was circulated for a bridge repair to take place on Route 115A.

Unfinished Business

Chairman Rebello asked if there were issues the Board could be working on. Vernon Matson said there are quite a few landlocked properties in the town with no frontage on town roads that probably should be addressed before they may come before the Board in a subdivision application. Michael Meehan agreed. The Board secretary also mentioned the discussion of underground utilities which was tabled several times in the past. It was decided to put the issue of landlocked lots on the agenda for the next meeting.

The Board secretary made up notebooks for those newly appointed which included the town's master plan, the land use ordinance, the subdivision procedures and regulations, bylaws, and various forms the Board uses. Also handbooks for each new member were available. Chairman Rebello said it was important new members had an overview of how the Planning Board operated. He handed out an outline of important points and asked the Board members to read it over and make any suggestions for changes at the next meeting. It was determined the Board had a few years before the master plan needed updating again. Chairman Rebello said he had been reading *A Hard Road to Travel*, a publication that has a lot of good information about handling road issues.

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