

Town of Jefferson
Office of the Planning Board

Minutes
May 11, 2021

Members present: Acting Chairman Gil Finch, Jason Call, Donna Laurent, Gordon Rebello, Bob, Roy, alternate

Absent: Chairman Michael Meehan; Kevin Meehan, Selectmen's representative; Wayne Kellner, alternate

Others present: Charlene Wheeler, Board secretary; June Garneau, Olin Garneau, Mark Vander-Heyden, Sheldon Towne, Rebecca Ring, Fred Ingerson, Steve Heyliger

In the absence of a regular Board member, Bob Roy was made a voting member for this meeting.

Minutes

Jason Call made the motion to approve the minutes of the April 13, 2021 meeting, seconded by Gordon Rebello. The vote to accept the motion was unanimous. Jason Call made the motion to approve the minutes of the April 27, 2021 meeting, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Hearing – Boundary Line Adjustment – Rebecca Ring and Thomas Hatfield

Mark Vander-Heyden, acting as agent for Rebecca Ring and Thomas Hatfield, presented the Board with a plan to change boundary lines of Lots 36 and 36B, Map 2 located at 53 and 50 Marshal Road off North Road. The Board had previously had consultations about this proposal at their August 11, 2020 and April 13, 2021 meetings. The boundary lines are to be redrawn so that an equal amount of land (.2429 acres) is traded between the two owners with no new lots created and no significant increase or decrease in the size of either lot. The owner of lot 36B wants to build a garage. In order for the garage not to be too close to a lot line or the right-of-way existing through the lots the boundary lines needed to be moved. Abutters have been noticed, notices posted and required fees paid. Gordon Rebello made the motion to accept the application as complete, seconded by Jason Call. The vote to accept the motion was unanimous. The Board checked to determine where the septic systems and sources of water were located. There were discussions about the exact location of the right-of-way and what was a logging road shown on the plat. Mr. Ingerson pointed out where his right-of-way ran to his land. He said the positions on the plat are not a problem and won't affect his access. The Board secretary reported that abutters Mr. and Mrs. Stewart had telephoned to ask questions but had no objections to the boundary line adjustment being approved. There being no other questions or comments, Acting Chairman Finch closed the public portion of the hearing

Jason Call noted the proposal preserves everyone rights, no new lots were created and this allows a building to be placed further away from a lot line. He made the motion to approve the application, seconded by Gordon Rebello. The vote to accept the motion was unanimous. The mylar was stamped, signed and will be filed at the Registry of Deeds by the Board secretary. Owners of the lots were reminded to make the necessary changes to their deeds. Mr. Vander-Heyden, Rebecca Ring, Sheldon Towne, and Fred Ingerson thanked the Board and left the meeting.

Consultation – Two Lot Subdivision – Vallis and Schneider

Steve Heyliger, acting as agent for Robert Vallis and Diane Schneider, presented the Board with a plan to subdivide Lot 8C, Map 2 located on North Road. The existing lot now has a road frontage of about 280 feet. The lot would be divided into two parcels of 10.97 acres and 10.96 acres but each lot would not have the required road frontage of 200 feet. It would be difficult to obtain a variance as it would be difficult to prove hardship. In order to overcome this problem, he is proposing a road be built to town specification running into the lots between them which would give each lot the required frontage. Board members said that could be a good solution. Mr. Heyliger was reminded North Road was a state road and approval for the road entrance to the lots would have to be approved by them. The Board secretary was asked to contact Burr Phillips to see if was available to again act as the Board’s engineer to oversee any planned road construction. The Fire Chief and Road Agent should also be consulted about the proposed road. Mr. Heyliger thanked the Board and left the meeting.

Financial Report

Jason Call made the motion to accept the financial report, seconded by Bob Roy. The Vote to accept the motion was unanimous. The Board secretary reported it is now costing \$4.15 just for postage to send certified abutter notices. An applicant is being charged \$4.00 and this doesn’t count the paper, envelope, copier being used. As prices continue to rise it shouldn’t be a cost to the town. Gordon Rebello made the motion to increase the fee to \$10 for each mailed notice, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Master Plan

June Garneau and Olin Garneau handed out drafts of Chapter 4: Utilities, Public Serves and Energy and Chapter 8: Recreation and Trails which have been edited following review and comments at the Board’s previous meetings. It was noted Joe Marshall confirmed Eversource is responsible for maintaining lines. Board members were asked to review those drafts once more. Work continued on a new Chapter 6: Recreation and Trials. Edits made will be reviewed when June meets with the Board at its May 25 meeting.

Communications

A new application has come into the Zoning Board of Adjustment from William Lauze asking to operate a home-based business to do gun repairs. Board members had questions about where this business would be located.

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

The Board’s next regular meeting date is May 25.

There being no further business, Bob Roy made the motion to adjourn the meeting, seconded by Jason Call. The meeting was adjourned at 9:30 p.m.

Charlene Wheeler