

Town of Jefferson
Office of the Planning Board

Minutes

May 12, 2015

Members present: Chairman Gordon Rebello, Donna Laurent, Michael Meehan, Gil Finch, Kevin Meehan, Selectmen's representative; Jeff Young, Charles Muller

Absent: Jason Call, alternate

Others present: Charlene Wheeler, Board secretary, Brian Matson, Tim Sutherland

Minutes

Jeff Young made the motion to approve the minutes of the April 28, 2015 meeting, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Financial Report

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

Communications

Copies of Selectmen's minutes were circulated.

The May/June edition of *Town and City* magazine was circulated.

Consultation

Tim Sutherland speaking on behalf of Brian Matson of 727 Presidential Highway, Jefferson, presented a proposal to make boundary line adjustments and a subdivision involving property located on Turnpike Road, Map 7, Lots 6 containing 60.95 acres, 7C containing 5 acres, and 7D containing 5 acres. The proposal would essentially create two larger lots of 40.48 acres and 40.47 acres respectively from the original three lots. Both of these lots would have at least 200 feet of road frontage on Turnpike Road. A driveway location is proposed to be located where a logging road on to Lot 7D now exists. Kevin Meehan will check with Selectmen and the road agent if there would be any possible problem locating the driveway there. Board members made no other suggestions for changes to the proposal. A hearing date of July 12 to consider applications of both boundary line adjustments and subdivision was scheduled assuming the applications are submitted in a timely manner. Board members agreed fees for public notice and notices to abutters need only be paid once as these can be combined. Mr. Matson and Mr. Sutherland thanked the Board and left the meeting.

Report of Offices and Committees

Jeff Young reported on his attendance at the Spring 2015 Planning and Zoning Conference held in Concord on May 2. He said the programs presented were excellent. In addition to the keynote presentation, he attended sessions on basics of planning board operations, master plans, and registering deeds and requirements on plats. He spoke to one of the presenting attorney who told him the planning board should at all times adhere to what is outlined in the Land Use Ordinance, any variation needs to come before the Zoning Board of Adjustment before any waivers can be given. He encouraged other Board Members to attend such conferences when they occur. Hopefully the fall conference will be closer to home as it was last year.

New Business

Michael Meehan asked if a plat had been filed at the Coos Registry of Deeds showing the new location of the right-of-way on the Lewis Property. The Board had examined the new plat at their last meeting. It was agreed it was now up to the Selectmen to confirm that the plat had been properly filed.

Michael Meehan also inquired if the maximum length for a driveway to be 500 feet is required in the Subdivision Procedures and Regulations. This requirement was located in Section 7.11 which refers to roads or streets in a subdivision. It was suggested this requirement needs to be looked at to see if changes should be made.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:05 p.m.

Charlene Wheeler
Secretary to the Board