

Town of Jefferson
Office of the Planning Board

Minutes

July 14, 2015

Members present: Chairman Gordon Rebello, Donna Laurent, Gil Finch, Michael Meehan, Jeff Young, Jason Call, alternate

Absent: Charles Muller, Kevin Meehan, Selectmen's representative

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

In the absence of a regular Board member Jason Call was designated a voting member for this meeting.

Minutes

Jeff Young made the motion to approve the minutes of the June 9, 2015 meeting, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Financial Report

Jason Call made the motion the financial report of June 9, 2015 be accepted, seconded by Jeff Young. The vote to accept the motion was unanimous.

Consultation

Gardner Kellogg representing Franz Hasse has asked for a consultation on a subdivision proposal for a lot on Chambers Road to be subdivided into 6 lots. Board members examined the property (Map 17, Lot 5) on the tax map. The Board scheduled a consultation with Mr. Kellogg on August 11.

Communications

Cindy Silver has telephoned the Board secretary expressing an interest in serving on the Planning Board. She was invited to this meeting with the Board and reminded of the date but she hasn't come to the meeting. The Board secretary will try to make contact with Ms. Silver to see if she is still interested.

The book *A Hard Road to Travel* last published in 2004 and has been a helpful resource is now available in an updated version for \$48. Board members agreed this updated copy should be purchased for the office and directed the Board secretary to do so.

The NH Office of Energy and Planning's annual survey was sent online this year and completed by the Board secretary and returned electronically.

Copies of building permits were circulated

Copies of Selectmen's minutes were circulated.

The July/August issue of *Town and City* was circulated.

Hearing – Brian Matson BLA and Subdivision

Tim Sutherland speaking on behalf of Brian Matson of 727 Presidential Highway, Jefferson, presented the application 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 35.48 acres and 35.47 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 permit was issued to be located where a logging road on to Lot 7D now exists which is outlined on the plat as a right-of-way. Mr. Matson is responsible for installation of required culverts and proper maintenance of the access point and said culverts. This access will be considered a shared driveway to the two newly created lots. Mr. Sutherland said the Board indicated at the consultation meeting contour lines could be waived on the plat as it is such a large area. Jason Call asked about the elevations. Mr. Sutherland said there is a slow rise to the back of each lot, the land covered by mostly hardwoods. The Board secretary reported the checklist was complete. There being no other questions, Jeff Young made the motion to accept the subdivision as complete, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Chairman Rebello opened the hearing to public questions or comments. Abutter Mr. Clifford Sheehan had telephoned to say he does not oppose the application. There were no further questions or comments from the public. Jeff Young made the motion to close the public portion of the hearing, seconded by Michael Meehan. The vote to approve the motion was unanimous.

Jeff Young made the motion to approve the subdivision, seconded by Donna Laurent. The vote to accept the motion was unanimous. The plats were signed and the Board secretary will file the mylar at the Registry of Deeds. Mr. Matson and Mr. Sutherland thanked the Board and with Mr. Vern Matson left the meeting.

Unfinished Business

The Board was asked if they wanted to continue discussion on the subdivision regulation Section 7:11 stating the maximum length of a road with a cul-de-sac be a maximum of 500 feet. Jason Call said the 500 feet number came from the length of a fire hose if a fire truck couldn't access the road. It was thought this could be waived if the condition of the proposed road would allow easy access to safety vehicles. It was agreed no further discussion was needed at this time.

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

Charlene Wheeler
Secretary to the Board