

Town of Jefferson
Office of the Planning Board

Minutes

July 8, 2014

Members present: Chairman Gordon Rebello, Michael Meehan, Jason Call, alternate; Gilbert Finch, alternate; Jeff Young, Charles Muller, Scott Guerin, alternate

Absent: Donna Laurent, Kevin Meehan, Selectmen's representative; Vernon Matson

Others present: Charlene Wheeler, Board secretary

Vernon Matson is no longer a resident of the town and had indicated he was submitting a letter of resignation to the Planning Board. To date such a letter has not been received. In the absence of regular Board members, Gil Finch and Scott Guerin were designated voting members for this meeting.

Minutes

Jeff Young made the motion to approve the minutes of the June 10, 2014 meeting as read, seconded by Charles Muller. The vote to accept the motion was unanimous.

Financial Report

Jeff Young made the motion to accept the financial report, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Communications

A copy of a decision from the Jefferson Board of Adjustment was circulated. They had granted an appeal from Margaret Fischang to establish a private cemetery on private property.

Two hearings will be held by the Jefferson Board of Adjustment on July 10 at 7:30 p.m. Ted Wheeler wants to place a second residential dwelling on a lot already containing a mobile home. Varsity Wireless and Northeast Wireless Networks want to site a cell tower in the town. Copies of both applications are on file in the town office.

There is also a pending application from Carlisle Place Spa who wants to expand their business by adding a second building to hold classes and private events such as wedding receptions.

Copies of a building permit were circulated.

Copies of Selectmen's minutes were circulated.

Unfinished Business

Board members continued their discussion of issues arising from landlocked lots that exist in the town. Copies of a section of Lancaster's Subdivision Regulations dealing with back lots (or lots with no frontage on a town or state maintained road) had been given out to members at their last meeting. If a right-of-way existed to a back lot, the width of the right-of way (assuming it meant requirements) would be considered frontage for such a lot. The right-of-way would have to have access to a town or state maintained street or road. There was much discussion about the idea of what it meant to allow a back lot "to be developed". There is a huge difference between allowing a building permit for a single residence and allowing a multiple lot subdivision. If the former was the goal of the ordinance the wording needed to be considered very carefully to make that clear. Driveway and right-of-of way issues are involved and the Board has previously spent considerable time in the past trying to arrive at language to address the situation and clarification is still needed. Setback requirements would also be an issue. Jason Call said there are all sorts of different ways towns in the state try to address back lots and driveway situations. Would it be helpful to invite someone from the Lancaster Planning Board to attend a meeting in Jefferson to answer questions? A discussion followed of roads both private and public and driveways. Different scenarios posed highlighted some potential unintended consequences from changes. RSA 674:41 was referenced and a portion read to members. It was agreed any right-of-way would have to be surveyed, plated, and recorded at the Registry of Deeds. There are other issues to consider and clearly addressed in language including installation of utility requirements, setback requirements, size of the lot, and need for future emergency services access. Some definitions in the Land Use Ordinance may need to be edited or added. Any changes in language would have to come before the voters at town meeting to make changes to the Land Use Ordinance. Michael Meehan suggested the Planning Board invite members of the public and town officials to attend discussion sessions on possible changes starting in October before any final proposals are made or official hearings are held. Any language would also have to be examined by the town's attorney. Members will work on draft language to share at the next meeting.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:30 p.m.

Charlene Wheeler
Secretary to the Board