

**Town of Jefferson**  
Office of the Planning Board

**Minutes**

August 11, 2015

**Members present:** Chairman Gordon Rebello, Donna Laurent, Gil Finch, Michael Meehan, Jeff Young, Jason Call, alternate; Kevin Meehan, Selectmen's representative

**Absent:** Charles Muller

**Others present:** Charlene Wheeler, Board secretary, Cindy Silver, Gardner Kellogg, Christian Gainer, Edith Tucker

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 July 14, 2015 meeting, seconded by Donna Laurent. The vote to accept the motion was unanimous.

**Consultation - Haase**

Gardner Kellogg representing Franz and Elizabeth Haase and Edward and Eileen Herman-Haase of 711 Fulton St., Medford, MA, presented the Board with a subdivision proposal for a lot of 42.76 acres, Map 17, Lot 5 on Chambers Road to be subdivided into 6 lots. Lot 1 is 10 acres, lot 2 is 6.88 acres, lot 3 is 7.26 acres, lot 4 is 5.55 acres, lot 5 is 5.75 acres, and lot 6 is 7.32. All proposed lots have road frontage on either Chambers Road or Cherry Mountain Road. Cherry Mountain Road is a state highway so access to lots from that road would need state driveway permits. Because of wetland areas on Lot 4 there was a question of how much buildable area was available. Mr. Kellogg estimated about 2 acres. Access to the lot was also a question because of the same issue. Jason Call noted there are areas which flood on proposed lot 1. The FIRM (Flood Insurance Flood Map) 1080D was checked and none of the lots were designated a flood area for insurance purposes. Jason Call asked if there was a septic system or well on lot 1. Neither was indicated on the plat. Michael Meehan asked if there might be a water source from some other location to be considered. It was noted there is a cemetery indicated on Lot 6 as Applebee Cemetery. The Board secretary will research information about the site. There were also questions about the placement of any new utilities poles in relation to those already existing and shown on the plat to currently existing lots. Easements would have to be obtained to ensure access to utilities to some of the newly created lots. Would the location of the current poles have to be changed? The Board secretary gave Mr. Kellogg a copy of the subdivision application checklist that lists the required information for an application. Mr. Kellogg will need a letter of authorization from the property owners to represent them in presenting the application. There was also more information needed on the plat itself. The Board scheduled a hearing for the application to be held on September 15. The Board will not meet on September 8 as previously scheduled. Mr. Kellogg was advised to submit the application in a timely manner so notifications could be made. He thanked the Board and left the meeting.

**Voluntary Lot Merger - Tuttle**

Robert and Pauline Tuttle of 44 Frank Kenison Rd, Jefferson, NH submitted an application for a voluntary lot merger of two lots, Map 10, Lots 9 and 68. The Board members examined the tax map. Jason Call made the motion to approve the application, seconded by Jeff Young. The vote

to accept the motion was unanimous. Chairman Rebello signed the application and the Board secretary will file it at the Coos Registry of Deeds.

### **Consultation - Gainer**

Christian Gainer came before the Board to seek information about what process and information was needed in order to expand the camping facilities at the Lantern Inn and Campground on the Presidential Highway near Santa's Village. He thanked the Board for agreeing to meet with him a short notice. The Board secretary said in the short amount of time she had she had located some information relevant to campgrounds. RSA 216 I list requirements for campgrounds such as minimum site sizes. Access roads, sanitary facilities, and public water supplies would have to be addressed. The NH Department of Environmental Services would have to be involved. Mr. Gainer asked what constituted a structure? He was concerned about a pad for campers, roads, as well as, camping cabins having their own bathroom, etc. It wasn't clear pads would fit the description of a structure. A road or street is not considered a structure but has its own definition. Cabins would be structures. A plat of the proposed expansion would be needed. Setbacks from boundary lines would have to be observed unless a variance was received from the Board of Adjustment. Ideally the Board felt a road should not be within a setback especially if an abutter was to be negatively impacted by its location. A special exception would have to be obtained to expand the campground. It was thought the current footprint of the existing camping area would not be affected. The Board secretary was asked to research the history of the currently existing business and dates of amendments to the Land Use Ordinance. Mr. Gainer asked if camping cabins would be considered cluster housing. Board members said no, cluster housing is land subdivided and sold as permanent housing with smaller lot sizes and a large common open area. Mr. Gainer also asked about a possible water tower. Height limits for structures other than communication towers is 30 feet without a variance. Is such a structure allowed in the Land Use Ordinance? The answer wasn't clear. Mr. Gainer said he has hired an engineer to handle the project planning. The Board secretary will research what is needed for the application. Mr. Gainer thanked the Board and left the meeting.

It was asked if the changes being made to Six Gun City from just an amusement park to facilities for campers to stay in existing buildings was a change in business use and similar in some ways to the above proposal. Kevin Meehan said no, the issue has been addressed by the selectmen and there is to be no bathroom facilities within the buildings and the current system of sanitary facilities and water is sufficient to address the changes. Michael Meehan agreed.

### **Financial Report**

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

### **Communications**

Cindy Silver was officially welcomed to the Board meeting as a potential member. She gave some background information about herself and said she found the meeting very interesting. The Board invited her back to the next meeting and explained how Board members are appointed to the Board.

Chairman Rebello reported Bill Perkins had called him to report on the utilities installation on the Lieberum subdivision. There is some delay in obtaining the easements needed. But hopefully work can proceed as soon as they are in place.

The Board secretary said there is a workshop in Berlin on September 22 on the right-to-know laws which she plans to attend. There is no charge for the workshop.

It was announced North Country Council offices have moved from the Rocks Estate in Bethlehem to Mount Eustis Commons in Littleton. Their phone number is the same.

The date for the NH Municipal Association's annual Law Lecture Series has been announced to be held in this area at the North Country Education Services in Gorham (by videoconference). The cost is \$35 per lecture or \$90 for all three. The Board always receives a transcript of each lecture for reference.

The Board received notification and a plat which has been recorded of a boundary line agreement between Jeanne Meade, Leonard Pass, and Daniel Hardiman, Route 115A, Map 14, Lots 3 and 5. There was no transfer of property just a need to determine the actual location of the boundary line between the two lots.

Copies of Selectmen's minutes were circulated.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 9:00 p.m.

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Charlene Wheeler  
Secretary to the Board