

Town of Jefferson
Office of the Planning Board

Minutes

August 12, 2014

At 7 p.m., the scheduled starting time for the Board meeting, a quorum of members had not arrived so the meeting could not be convened. Roger Girourd had arrived with a plat of his property (Map 6, Lot 32) showing a piece he said had been subdivided in 2004. He had not previously contacted the Board to be placed on the meeting agenda for a consultation. The Board secretary examined the plat and located the property on the town's tax map. She also gave Mr. Girourd an application form and checklist and explained some of the subdivision regulations. The main issue seems to be the new proposed lot does not have any frontage on an established road only a driveway running to the back of the property. The tax map seems to show a Girourd Road coming off of Turnpike Road that ends in a turn around but doesn't go as far as the newly proposed lot. Jason Call, alternate, arrived at about 7:40 p.m. and a quorum of members was then in attendance. Chairman Rebello called the meeting to order at 7:50 p.m.

Members present: Chairman Gordon Rebello, Donna Laurent, Jeff Young, Jason Call, alternate

Absent: Michael Meehan, Charles Muller, Kevin Meehan, Selectmen's representative; Gilbert Finch, alternate; Scott Guerin, alternate

Others present: Charlene Wheeler, Board secretary, Roger Girourd

Jason Call was designated a voting member for this meeting.

Minutes

Jeff Young made the motion to approve the minutes of the July 8, 2014 meeting as read, seconded by Jason Call. The vote to accept the motion was unanimous.

Consultation

Board members examined Mr. Girourd's plat and the town's tax map. The Board decided that more information is needed about the 2004 subdivision. The Board secretary was asked to find the subdivision file and a copy of the plat that was stamped approved. In question is the status of Girourd Road and if it meets town road specifications. Also any other existing rights-of-way may need to be plated. Mr. Girourd was asked to come to the Board's next meeting on September 9 for further consultation.

Financial Report

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

Communications

The Board secretary read a letter from Vernon Matson who is resigning from the Planning Board since he has changed his residence to the town of Lancaster. Jeff Young made the motion to accept his resignation with regret, seconded by Donna Laurent. The vote to accept the motion was unanimous. The Board secretary was directed to send a letter of appreciation and thanks to Mr. Matson and to notify the Board of Selectmen they had accepted Mr. Matson's resignation.

Copies of two decisions from the Jefferson Board of Adjustment were circulated. They had granted an appeal from Varsity Wireless and Northeast Wireless Networks to construct a cell tower and an appeal from Ted Wheeler to construct a second home on a lot already containing a mobile home.

Copies of a building permit were circulated.

Copies of Selectmen's minutes were circulated.

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

The Planning Board has received a request from the Jefferson Board of Adjustment (ZBA) to examine Article X of the Land Use Ordinance dealing with telecommunications equipment. In particular, Section 5.D.12, which requires a 1500 feet setback. ZBA members believe because of changing technologies this requirement needs to be reduced or perhaps eliminated. A discussion on this article will be put on the agenda for the next meeting.

Unfinished Business

Board members tabled their discussion of issues arising from landlocked lots that exist in the town as they felt absent members' input needed to be heard

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

Charlene Wheeler
Secretary to the Board