

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

**Minutes**  
August 13, 2019

**Members present:** Chairman Jeff Young; Michael Meehan, Gil Finch, Donna Laurent  
**Absent:** Gordon Rebello, Kevin Meehan, Selectmen’s representative; Jason Call, alternate  
**Others present:** Charlene Wheeler, Board secretary

**Minutes**

Gil Finch made the motion to approve the minutes of the July 23, 2019 meeting, seconded by Michael Meehan. The vote to accept the motion was unanimous.

**Hearing – Continued – Kenison Campground**

There were no new updates.

**Communication**

A notice was circulated for an informational meeting from the NH Department of Transportation to discuss roadway improvements on US Route 2 between Black Velvet Road in Jefferson and Valley Road in Randolph which will take place August 15 at the Jefferson town hall at 7 pm.

A letter was read from Acer Associates stating their intention to submit documentation in compliance with the National Historical Preservation Act pursuant to AT&T purchasing equipment on an existing telecommunication tower at 1955 Presidential Highway.

The Select Board is asking the Planning Board to consider language be added to the Land Use Ordinance to give a definition for or to clarify regulations, if any, for short term rental units (30 days or less). Some Planning Board members felt these units should be considered lodging or tourist accommodations. These can be permitted in the town by Special Exception. These accommodation may be operating under the umbrella of Airbnb or other similar companies. And can range from a single room to a whole house or property. In particular, the Select Board has referred a letter sent to Michael Fraser, owner of Jefferson North “The Old Iron Dog” who is advertising eight rooms to rent which can accommodate up to 20 people, has its own website, and is operating as a lodging and tourist accommodation. It should need a Special Exception to operate in residential zone. Mr. Fraser state the facility was once referred to as the “Iron Dog Tourist Home” and was also run by a previous owner as an Airbnb but no Special Exception being granted is recorded. Planning Board members discussed how the wording in the ordinance might be changed or if the present wording is sufficient. A hearing would have to be held and any changes proposed voted on at the March town meeting. However, they did agree that the present “Old Iron Dog” was more like a motel or larger tourist accommodation and as such should seek a Special Exception from the

Zoning Board of Adjustment to operate. In the meantime, the Board secretary was asked to research how other towns may be dealing with this issue to see what wording they are using in any ordinances.

A decision of the Zoning Board of Adjustment granting a variance to Steven and Brenda Wheeler to place a structure closer than 50' to a lot line was announced.

Copies of building permits were circulated. Board members questioned why some applications had no maps or drawings to illustrate the dimensions of the project or where it was situated on a lot.

Copies of Selectmen's minutes were circulated.

### **Other Business**

Dave Govatski stopped in for a moment to the meeting to inquire how the Conservation Commission can help in the preparation of the town's update to the Master Plan. The Board secretary said she had also contacted Charles Muller, a former Planning Board member, and Nancy Decoursey who said they were willing to help as well. The Board is hoping to address the town's natural resources section with June Garneau at their September 10 meeting and are hoping any member of the Conservation Commission would be available to assist.

Board members then spent some time discussing possible questions to include on the new survey by referring to questions asked on previous surveys done in Jefferson and in the town of Whitefield. There are large areas in town that land is protected and/or available for public use. Would the citizens like to see this increased? Is the rural nature of the town important for residents? How are the resources being impacted by factors such as increased development or changes in climate? What kind of businesses would people like to see in the town? What services needed to be provided or improved to the citizens of the town? How can our youth be encouraged to view Jefferson as a place to stay and work? How should town owned properties be utilized? These are just some of the areas needing to be addressed and the Board is hoping June Garneau will provide some structure to focus the Board's task.

Donna Laurent made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:45 p.m.

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Charlene Wheeler  
Secretary to the Board

