

Town of Jefferson
Office of the Planning Board

Minutes
August 27, 2019

Members present: Chairman Jeff Young; Michael Meehan, Kevin Meehan, Selectmen's representative; Jason Call, alternate

Absent: Gordon Rebello, Gil Finch, Donna Laurent

Others present: Charlene Wheeler, Board secretary

The meeting was called to order at 7:30 p.m. when a member arrived to form a quorum. In the absence of a regular member, Jason Call was designated a voting member for this meeting.

Minutes

Michael Meehan made the motion to approve the minutes as read of the August 13, 2019 meeting, seconded by Jason Call. The vote to accept the motion was unanimous.

Hearing – Continued – Kenison Campground

There were no new updates.

Proposals and Consultations

The Board secretary reported that a Mr. Pagliarulo had come into the office to inquire about regulations regarding campgrounds. He has a large 100+ acre lot with access to Cedric Road and is proposing to build a campground for very large, higher end motor coaches on sites of about 2 acres in size. Board members agreed there would be many points to consider including the impact on the town road with additional traffic. Would the oversized sites lead to permanent residences, a way of creating a subdivision without subdivision approval?

Financial Report

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

Communication

Jason Call updated the Board on the meeting held by 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 took place on August 15.

The Fall Land Use Law Conference will be held on October 5th in Concord. It is being sponsored by the NH Municipal Association and the NH Office of Strategic Initiatives.

A letter was read from Acer Associates stating their intention to submit documentation in compliance with a Section 106 filing requirement pursuant to AT&T purchasing equipment on an existing telecommunication tower at 1955 Presidential Highway.

Copies of Selectmen's minutes were circulated.

Other Business

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 accommodations 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. The Board secretary gave members a copy of a presentation made by an attorney for the NH Municipal Association at their 2019 spring conference that detailed the points to consider in municipal regulation of short-term rentals along with recent court cases. Many towns in New Hampshire our grappling with this issue. Board members hoped they could address new language for the Land Use Ordinance in time to hold the necessary hearings and have it included for a vote at Town Meeting in March.

The Board secretary reminded the Board that June Garneau will be at the Board's next meeting September 10 to begin the first work session on the Master Plan. Since natural resources of the town will be discussed it is hoped Dave Govatski, Charles Muller, Nancy DeCoursey and perhaps others from the Conservation Commission may come to the meeting to assist in this section.

Jason Call asked to speak about a decision of the Jefferson Zoning Board of Adjustment (ZBOA) granting a variance to Steven and Brenda Wheeler to place a structure closer than 50' to a lot line. The lot is on Panorama Drive and is part of a subdivision approved by the Planning Board in 2003. He thought it important to point out how the steepness of the lot (the elevation drops 25 feet in about 100 feet from Panorama Drive) and wetland issues even after the terrain flattens out created a situation the ZBOA shouldn't have had to deal with. The Planning Board when considering new subdivision applications should make sure they are sufficiently familiar with any property under discussion even if that requires site visits, etc. before making any decisions. There was also an issue with a covenant written in the deed to the property but that has since been resolved. Unless the Planning Board makes it a condition of approving the subdivision (in this case there was no evidence it had been) then covenants should not be enforced by either the Planning or Zoning Boards.

Kevin Meehan updated the Board on the progress of the feasibility study being done on the former Jefferson school building and grounds.

Michael Meehan made a motion to adjourn the meeting, seconded by Jason Call. The meeting was adjourned at 8:35 p.m.

Charlene Wheeler
Secretary to the Board

