

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

**Minutes**

August 8, 2017

**Members present:** Acting Chairman Gordon Rebello; Michael Meehan, Gil Finch, Jeff Young, Jason Call

**Absent:** Chairman Donna Laurent; Kevin Meehan, Selectmen's representative; Alexander Mackay, alternate

**Others present:** Charlene Wheeler, Board secretary

**Minutes**

Jeff Young made the motion to approve as read the minutes of the July 11, 2017 meeting, seconded by Jason Call. The vote to accept the motion was unanimous.

**Consultation – Craig Larcomb - subdivision**

On July 11 Craig Larcomb of Casey Lane, Jefferson, NH presented the Board with a proposal to subdivide his property, Tax map 11 and 14, Lot 13. Mr. Larcomb explained that he was in arrears in paying his property taxes, and he is in danger of losing the property on August 7. His idea was to raise the money to pay these taxes owed by selling a piece of the land. Because of issues with road frontage Board members could not see a way for the subdivision to be approved. It was suggested to Mr. Larcomb that he seek an extension of the August 7 deadline to give the Board more time to consider if there were any other alternatives. Subsequently, Mr. Larcomb received an extension until October 7 from the Board of Selectmen. The Board of Selectmen had some suggestions for the Planning Board about the issue but neither Mr. Larcomb nor Kevin Meehan, the Selectmen's representative was at the meeting. Board members felt, considering the number of acres in Mr. Larcomb's parcel, there were other possible ways for him to raise the funds he needed to improve the roads, transfer some of the land, and pay the taxes owed. The Board still agreed the current roads, not built to town specifications, were a roadblock to approval.

**Financial Report**

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

**Communications**

The Board of Adjustment will hear two application on August 10, one for a variance to build closer to a lot line than allowed and one for a special exception to operate a child daycare business.

Copies of building permits were circulated.

Copies of Selectmen's minutes were circulated.

The July/August issue of *Town and City* was circulated. There is an interesting article in this issue on state and local laws pertaining to the operation of drones.

### **Unfinished Business**

There was a short discussion on updating road standards. Gordon Rebello thought Mr. Phillips of Civil Solutions should be asked to prepare a set of standards for the Board. However, this might entail a substantial cost which would have to be requested in next year's budget. The Board secretary was asked to contact Mr. Phillips to get an idea of what he was willing to take on and how much it may cost. Others thought the current road standards needed refining and clarification, not a total revision. Since the Board seems to keep postponing discussion because of other business coming before it, Michael Meehan suggested the Board's second meeting of the month be reserved for working on the road standards. Others agreed this was a good idea.

Jason Call reminded the Board of a September 18 workshop in Lincoln to provide training on floodplain administration.

Jeff Young made a motion to adjourn the meeting, seconded by Jason Call. The meeting was adjourned at 8:25 p.m.

---

Charlene Wheeler  
Secretary to the Board