

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

**Minutes**

September 12, 2017

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

**Absent:** Alexander Mackay, alternate

**Others present:** Charlene Wheeler, Board secretary, John (Jay) Riff, Burke York

**Minutes**

Jeff Young made the motion to approve as read the minutes of the August 8, 2017 meeting, seconded by Jason Call. The vote to accept the motion was unanimous.

**Hearing – Riff and Challinor Boundary Line Adjustment**

John IV and Stephanie Riff of 54 Brook Road, Lancaster, NH and Burke York, acting as agent for Mr. Riff, presented the Board with a proposal to subdivide property on North Road, Tax Map 2, Lot 18. To avoid a boundary line running through an existing structure, Mr. Riff is also asking for a boundary line adjustment between his land, Tax Map 2, Lot 18 and land owned by Timothy Challinor, 22 Lookout Lane, Whitefield, NH, Tax Map 2, Lot 19B. Mr. Challinor’s lot will lose 0.5 acres and will now be 32.5 acres while Mr. Riff’s lot would be a total of 28.57 acres. Jeff Young made the motion to accept the application for the boundary line adjustment as complete, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Mr. York pointed out a change made to the preliminary plat originally shown to the Board. Note 5 was revised to read “Current North Road access point to be moved 30’ north per NHDOT draft driveway permit # 01-235-5492-P, dated August 29, 2017”. Also a label on the existing driveway and proposed common driveway was revised to read (Access to Tax Map 2, Lots 18, 18A, 31 and 32 to be along drive, see note 5). Mike Meehan asked if the back boundary line between Lots 31 and 32 had been changed and was told that it had not, it already existed as shown on the plat. The Board secretary reported abutters and the public had been noticed and there had been no questions or comments received about the proposal. Jeff Young made the motion to approve the boundary line adjustment, seconded by Michael Meehan. The vote to approve the motion was unanimous.

**Hearing – Riff Subdivision**

John IV Riff and Stephanie Riff are then asking Lot 18, Tax Map 2, now containing 28.57 acres, be subdivided into two lots, one to be 13.57 acres and one to be 15 acres. Both proposed new lots have more than 200 feet of road frontage on North Road. There is an existing driveway (see change in note #5 above). The proposed common driveway

giving access to the second lot plus Lots 31 and 32 is to be along this existing drive. The Board had agreed both the boundary line adjustment and subdivision could be shown on the same plat. Each application form was submitted and assigned a separate file number and cross-reference the plat. Fees for both applications to cover the advertising notices and for notifying abutters, etc. were combined and paid once. Jeff Young made the motion to accept the application as complete, seconded by Michael Meehan. The vote to accept the motion was unanimous. The Board secretary reported abutters and the public had been noticed and no questions or comments had been received. There being no other questions, Jeff Young made the motion to approve the subdivision, seconded by Michael Meehan. The vote to accept the motion was unanimous. Chairman Laurent signed the plats and mylar for both the approved boundary line adjustment and the subdivision. The Board secretary will file the mylar at the Coos County Registry of Deeds. Mr. Riff and Mr. York thanked the Board and left the meeting.

### **Consultation – Larcombe, continued**

On July 11 Craig Larcomb of Casey Lane, Jefferson, NH presented the Board with a proposal to subdivide his property, Tax Maps 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. Kevin Meehan said the Board of Selectmen did not want to take possession of the property if at all possible and had made a suggestion the Planning Board consider adding a covenant to the deeds which forbid further development unless the road in question was improved to town specifications. Board members said Mr. Larcomb has waited until the very last minute to solve his problem, even was given an extension of time, but there seems to be no evidence Mr. Larcomb is trying to find ways to raise the money and pay the taxes owed. He hasn't returned to either of the boards and there are questions about how much is owed in taxes, sizes of the lots to be subdivided, how long it would take to have the land surveyed for subdivision, if there exist other liens on the property, how long it would take to sell a subdivided lot, etc. Mr. Larcomb seems to want the Planning Board to step up and try to solve the problem for him instead of showing the initiative to find alternate solutions. Board members felt, considering the number of acres (over 300) in Mr. Larcomb's parcel, there were other possible ways for him to raise the funds he needed, through banks or investors or cooperation with other abutters, 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 secretary read a letter of resignation from Al Mackay, stating his illness will prevent him from attending meetings. Jeff Young made the motion to accept Mr. Mackay's resignation with regret, thanking him for his service. Michael Meehan seconded the motion. The vote to accept the motion was unanimous.

A notice of decision to Tohkomeupog Real Estate Holdings from the Zoning Board of Adjustment granting approval of construction of a new deck and stairway closer to a lot line than allowed at 789 Meadows Road Board was announced.

Dates and agenda for the 2017 Municipal Law Lecture Series were announced.

Board members were reminded of the Floodplain Administrator 101 Training Workshop scheduled for September 18 in Lincoln.

Copies of building permits were circulated.

Copies of Selectmen's minutes were circulated.

### **Unfinished Business**

Board members examined an invoice to the town for engineering services rendered by Burr Phillips in relation to the conditions set for road construction of the Stanley subdivision approval. The Board determined these to be reasonable charges and the Board secretary was instructed to draft a letter to the Stanley seeking payment of these charges pursuant to RSA 676:4-b and seeking to close the file on their application.

In response to a request from the Board pertaining to revision of town road standards, Burr Phillips suggested the most efficient use of time was for him to review the standards and make a list of items that he thought the town should consider adding or amending. In terms of time and cost to accomplish this first step, he estimated 4 hours at \$85/hr. for a total of \$340. The Board could then decide which recommendations to include. Once that is determined, Mr. Phillips can then provide an estimate of the amount of time and cost to write the changes. Board members thought this a reasonable way to go and funds could be allocated as needed into the future. Gordon Rebello made the motion to authorize Mr. Phillips to review the road standards with an estimated time of 4 hours and cost of \$340. The motion was seconded by Jeff Young. The vote to accept the motion was unanimous.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:36 p.m.

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Charlene Wheeler  
Secretary to the Board