

Town of Jefferson
Office of the Planning Board

Minutes

September 9, 2014

Members present: Chairman Gordon Rebello, Michael Meehan, Kevin Meehan, Selectmen's representative; Gilbert Finch, alternate; Scott Guerin, alternate, Jeff Young, Charles Muller

Absent: Donna Laurent, Jason Call, alternate

Others present: Charlene Wheeler, Board secretary, Roger Girourd, Adam Girourd, Claire Girourd

Minutes

Jeff Young made the motion to approve the minutes of the August 12, 2014 meeting as read, seconded by Gilbert Finch. The vote to accept the motion was unanimous.

Consultation

Roger Girourd showed the Board a new plat of his property (Map 6, Lot 32) proposing a newly configured lot with 200 feet of frontage on Girourd Lane coming off Turnpike Road. The new lot would be 5.04 acres and the remaining lot 37.40 acres. Board members examined Mr. Girourd's plat and the town's tax map. It was noted the Board agreed this was a better plan to give road frontage to the new lot. The Board secretary had the 2004 subdivision file and a copy of the plat that was stamped approved. The 2004 minutes gave no indication of the discussion at the time in regards to the creation of Girourd Lane. It was decided that it is on the town map and is a platted right-of-way which can now be considered for road frontage. Some information needed to be added to the plat and some of the labeling was incorrect. It was noted the Matthew Girourd lot was labeled incorrectly on the tax map and the owner of said lot mislabeled on the plat. Mr. Girourd was referred to the checklist he was given as a guide to what was needed on the plat. The Board secretary said if Mr. Girourd or his surveyor Mr. Doolan had any questions to contact her. Mr. Girourd was asked if the Israel River was a boundary of the property and he said that it was. He was told he would need to have a photocopy of his deed for the application. Mr. Girourd said he wouldn't have the completed plat until at least mid-October so it was decided to have a final consultation at the October 28 meeting of the Board and schedule a hearing for November. The Girourds thanked the Board and left the meeting.

Financial Report

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

Communications

Copies of a building permit were circulated.

A preliminary draft copy of *A Plan for New Hampshire's North Country* based on surveys taken last spring from town boards and other public sources has been received from North Country Council. A calendar of open houses is scheduled in September to give feedback on the plan. Kevin noted the two areas of most concern for survey responders were better educational and employment opportunities. Chairman Rebello took the report to read. The report is also posted on line at the www.nccouncil.org.

Copies of Selectmen's minutes were circulated

Unfinished Business

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 4.D.12, which requires a 1500 feet setback. ZBA members believe because of changing technologies this requirement needs to be reduced or perhaps eliminated. Jeff Young made a motion to delete Section 4.D.12 from the Land Use Ordinance. Discussion followed. It was decided Section 4.D.7 requiring equipment be a distance of at least 125% of the telecommunications tower from any lot line or off-site structure is sufficient protection. Charles Muller seconded the motion and the vote to approve the motion was unanimous. The Board secretary will check the calendar for holding public hearings to put this proposed change to the Land Use Ordinance on the warrant for March Town Meeting.

Board members returned to their discussion of issues arising from landlocked lots that exist in the town. Any changes in regulations being considered by the Board refer only to those landlocked lots now existing, and not to new lots being proposed which would be nonconforming. For existing back or landlocked lots a fifty feet width of a surveyed and platted right-of-way would count as sufficient road frontage. The use of the right-of-way would have to be deeded from one landowner to the other by agreement or by outright purchase of the land under the right-of-way by owner of the back lot. Discussion was then tabled until the next Board meeting.

New Business

Jeff Young brought it to the Board's attention since Vernon Matson has resigned the Board now has a vacancy for a regular member. The Board decided to wait to discuss the issue when Jason Call was there to take part.

The Board secretary said she wouldn't be able to attend the next scheduled meeting on October 14. The Board considered moving the meeting to another date, however, there are further conflicts. Jeff Young made the motion to cancel the October 14 meeting and next meet on October 28 unless some pressing business came before the Board. Charles Muller seconded this motion. The vote to accept the motion was unanimous. The Board secretary will post the necessary notices.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 9:00 p.m.

Charlene Wheeler
Secretary to the Board