

Town of Jefferson
Office of the Planning Board

Minutes

May 9, 2017

Members present: Chairman Donna Laurent; Michael Meehan, Gil Finch, Kevin Meehan, Selectmen's representative; Jeff Young

Absent: Jason Call, Gordon Rebello, Alexander Mackay, alternate;

Others present: Charlene Wheeler, Board secretary, Janet Savage, Chet Savage, Gardner Kellogg

Minutes

Michael Meehan made the motion to approve the minutes of the April 25, 2017 meeting, seconded by Gil Finch. The vote to accept the motion was unanimous.

Hearing – Janet Savage Subdivision

Gardner Kellogg presented the application of Janet Savage, 119 Jason Avenue, Jefferson, NH, for a proposal for a three lot subdivision on Turnpike Road, Map 6, Lot 32B. Lot 1 contains 3.14 acres, Lot 2 contains 3.22 acres, and Lot 3 contains 3.30 acres. All lots have more than 200 feet of road frontage and will require no construction of roads. All lots are under five acres and approval has been received from the NH Department of Environmental Services (NHDES). Checks for fees and a copy of the deed have also been submitted to the Board. Abutters were noticed and notices posted. There was a question about Note 1 on the plat which was explained to be a statement of measurement accuracy. Jeff Young made the motion the application be accepted as complete, seconded by Gill Finch. The vote to accept the motion was unanimous.

Chairman Laurent opened the hearing for public questions or comments. The Board secretary reported she had no received no communications in regards to the proposal. There being no other comments, the public portion of the hearing was closed.

Chairman Laurent asked for discussion of the proposal. There being none, 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 the mylar will be filed by the Board secretary at the Coos County Registry of Deeds.

Hearing – Crystal Savage Subdivision

Gardner Kellogg presented the application of Crystal Savage, 46 Ramsell Way, E. Waterboro, ME, for a proposal for a two lot subdivision on Turnpike Road, Map 6, Lot 32A. Lot 1 contains 3.74 acres and has a fifty foot right-of-way across it to the Maine Central Railroad. Lot 2 contains 3.06 acres. Both lots have more than 200 feet of road frontage and will require no construction of roads. Both lots are under five acres and approval has been received from the NH Department of Environmental Services (NHDES). Checks for fees and a copy of the deed have also been submitted to the Board. Abutters were noticed and notices posted. Jeff Young made the motion the application be accepted as complete, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Chairman Laurent opened the hearing for public questions or comments. The Board secretary reported she had received a letter from the Maine Central Railroad reminding the Board of the

existence of the right-of-way. There were no other communications in regards to the proposal. There being no other comments, the public portion of the hearing was closed.

Chairman Laurent asked for discussion of the proposal. There being none, 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 the mylar will be filed by the Board secretary at the Coos County Registry of Deeds. Mr. and Mrs. Savage thanked the Board and they and Mr. Gardner left the meeting. Michael Meehan commented that the ease of these hearings showed the importance of consultations with the Board ahead of any scheduled hearing date.

Communications

A workshop in Gorham on May 24 to discuss town boards working together was announced. Selectman Cindy Silver is attending and it was hoped other board's members might as well.

Copies of building permits were circulated.

North Country Council is producing a newsletter. Chairman Laurent received it by e-mail and will forward it to the rest of the Board members. A June 10 workshop to be held in Littleton for planning boards was announced.

Copies of Selectmen's minutes were circulated.

Two scheduled Board of Adjustment hearings are scheduled, one on May 18 and one on June 15.

The May/June issue of *Town and City* was circulated.

Unfinished Business

A discussion on road standards was tabled until the next meeting.

Jeff Young reported on the NH Department of Energy and Planning's annual spring planning and zoning conference he and Gordon Rebello attended in Concord on April 29. He attended three workshops. The first discussed the effects of removing the dam on the Black River in an effort to restore it to its original natural state. The second session examined how the planning board and selectmen can work together. The third session (a double session in the afternoon) taught techniques on how to look at subdivision plans in more effective ways. One technique called for coloring parts of the plat to highlight different features.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 7:54 p.m.

Charlene Wheeler
Secretary to the Board