

Town of Jefferson
Office of the Planning Board

Minutes

June 13, 2017

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

Absent: Alexander Mackay, alternate; Kevin Meehan, Selectmen's representative

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 May 9, 2017 meeting, seconded by Gil Finch. The vote to accept the motion was unanimous.

Consultation – Riff Boundary Line Adjustment and Subdivision

John 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 now be 32.5 acres while Mr. Riff's lot would be a total of 28.57 acres. Mr. Riff is then asking the 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. The proposed common driveway giving access to the second lot is to be along this existing drive. Jason Call questioned whether metes and bounds for driveway/right-of-way to the second lot should be noted on plat. However, the consensus of the Board was it was clearly delineated on the plat and would be stated in the deeds. Mr. York was asked to remove the approval box as the Board has it's own stamp. No other changes in the plat were requested. The Board agreed both the boundary line adjustment and subdivision could be shown on the same plat. Each application form must be submitted and will be assigned a separate file number and cross-reference the plat. Fees for both applications to cover the advertising notices and for notifying abutters, etc. will be combined and paid once. Each application must be signed by the relevant applicants and each filing fee paid. A hearing date was set for the Board's July 11 meeting.

Final Approval – Goulet/Guilfoyle Boundary Line Adjustment

The application of Toula Guilfoyle, James Goulet and Arie Goulet to change the boundary line between Lots 2B and 2C, Map 6 on Turnpike Road had been conditionally approved. The condition was that approval needed to be granted from the NH Department of Environmental Service (NHDES) on the lot now less than five acres. A letter has been received from NHDES that such approval was granted on May 25, 2017.

Jeff Young recused himself from voting since he is an abutter to the property. Michael Meehan made the motion to give final approval to the boundary line application, seconded by Jason Call. The vote to accept the motion was unanimous. The mylar and plats were signed and the Board secretary will file the mylar at the Coos County Registry of Deeds. Mr. York who is now representing the applicants accepted the signed plats on behalf of his clients. Mr. Riff and Mr. York thanked the Board and left the meeting.

Financial Report

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

Communications

A copy of the Jefferson Board of Adjustment's decision to grant Lynne Notari a special exception to have a cemetery on her property was circulated.

Copies of locations and dates for a free floodplain administrators training workshop were given to members. Some members said they might attend the one scheduled in Lincoln.

Copies of building permits were circulated.

Copies of Selectmen's minutes were circulated.

The Board secretary reported that Al Mackay was traveling to receive medical treatment again which was why he couldn't attend tonight's meeting. He is uncertain at this time if he can continue as an alternate on the Board.

Unfinished Business

Discussion on road standard was again tabled.

Michael Meehan made a motion to adjourn the meeting, seconded by Jeff Young. The meeting was adjourned at 8:20 p.m.

Charlene Wheeler
Secretary to the Board