

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

**Minutes**

July 11, 2017

**Members present:** Chairman Donna Laurent; Michael Meehan, Alexander Mackay, alternate; Gil Finch, Jeff Young, Jason Call

**Absent:** Kevin Meehan, Selectmen's representative; Gordon Rebello

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

Al Mackay was designated a voting member for this meeting in the absence of a regular member.

**Minutes**

Michael Meehan made the motion to approve as read the minutes of the June 13, 2017 meeting, seconded by Jason Call. The vote to accept the motion was unanimous.

**Consultation – Craig Larcomb - subdivision**

Craig Larcomb of Casey Lane, Jefferson, NH presented the Board with a proposal to subdivide his property, Tax map 11 and 14, Lot 13. The lot contains 300 plus acres and Mr. Larcomb proposes to subdivide into two lots creating another smaller lot of about 12 acres bordering the Israel's River. A right-of-way would be maintained to the larger second lot. 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. He wanted to know if the property could be subdivided this way before he hired a surveyor and had to expend any more monies in pursuit of this idea. Both proposed lots had more than 200 feet of frontage but the question for the Board members was the status of Casey Lane and Shasta Avenue, essentially driveways not built to town specifications. Both Casey Lane and Shasta Avenue connect to Larcomb Road. The town maintains Larcomb Road. Mr. Larcomb couldn't consider improving the roads in question so they met town specifications. There already seemed to be one landlocked lot that had been created abutting Mr. Larcomb's lot. Rita Larcomb was given approval for a boundary line adjustment in 2002 and the Board secretary was requested to locate the file to see if any light could be shed of what had transpired at that time. Craig Larcomb has a plat prepared in 2014 but there was no record of any applications for a boundary line adjustment or subdivision at that time. This plat had been recorded at the Coos County Registry of Deeds. It was noted there was a discrepancy between the town's tax maps and Mr. Larcomb's 2014 plat. Michael Meehan telephoned Kevin Meehan who was absent from the meeting. Kevin Meehan indicated Mr. Larcomb could ask for an extension of the deadline he was given while the Planning Board has time to arrive at a decision. Mr. Larcomb should contact Mary Gross, the tax collector, and if she had questions about what had transpired at this meeting to ask her to contact the Board secretary. Mr. Larcomb thanked the Board and left the meeting.

### **Financial Report**

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

### **Communications**

A notice sent by the NH Department of Transportation was read. It detailed a proposed project to upgrade guardrail along US Route 2 in the town of Jefferson. It was accompanied by a map showing approximate locations of the proposed upgrades.

A copy of a building permit was circulated.

Copies of Selectmen's minutes were circulated. There was discussion about the temporary telecommunications tower erected at Santa's Village. The Board of Adjustment has been asked by the Board of Selectmen to consider if revisions need to be made in the telecommunications section of the Land Use Ordinance. Jason Call thought the tower at Santa's Village might be a situation that should come before the Board of Adjustment now anyway for a special exception as a change in use for the business. Also a variance might be needed as the tower is being operated there for the more than 120 days as defined as temporary in the Land Use Ordinance.

### **Unfinished Business**

Discussion on road standards was again tabled.

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

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Charlene Wheeler  
Secretary to the Board