

Town of Jefferson
Office of the Planning Board

Minutes
February 25, 2020

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

Absent: Gordon Rebello

Others present: Charlene Wheeler, Board secretary; Aaron and Michelle Gross

In the absence of a regular member, Jason Call was designated a voting member for this meeting.

Minutes

Michael Meehan made the motion to approve as read the January 28, 2020 meeting minutes, seconded by Jason Call. The vote to accept the motion was unanimous.

Financial Report

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

Master Plan

The planned March 24 public meeting at the town hall to share information from collated Master Plan surveys is still on schedule. The Select Board has been notified and plan to attend. Posters will be put up and notices put in the newspapers. Flyers will also be printed to hand out particularly on town meeting day. Kevin Meehan said he thought it would be fine to hand these out in the town hall while voting is taking place as this is not a campaign item and it is announcing what is an official public meeting of the Planning Board. June Garneau said there was about a 25% return rate of completed surveys which statistically wasn't bad but she was hoping for more. Kevin Meehan said this was in line with some of the voting statistics for Jefferson and which was higher for other surrounding towns.

Hearing – Continued – Kenison Campground

The Board secretary reported there were no updates.

Consultation – Subdivision – Michelle and Aaron Gross

Michelle and Aaron Gross wanted to discuss subdividing their property on Presidential Highway, Map 5A, Lot 27. The current lot contains about 4.5 acres and there is a house and barn on the property. They want to keep the house and barn on one lot with some space for animals and build a smaller house on the second lot for themselves. However, the shape of the current lot presents problems. The second smaller lot would be under the required 2 acres and lack 200 feet of road frontage. Also, there are questions about connection to the village septic system and a new entrance to the lot from the state highway. Approvals would have to be obtained from the NH Department of Environmental Services for both lots and the NH Department of Transportation. A road would have to be built to town specifications to provide the required road frontage. An application seeking a variance from the Zoning Board of Adjustment to allow creation of a lot under 2 acres might be an option but proving hardship may be too high a hurdle to overcome and a precedent the Board of Adjustment may not want to set. Acquiring additional land from neighboring properties and adjusting boundary lines might be a solution if neighbors were willing

to sell. Mr. and Mrs. Gross said they had a lot of work ahead of them to address these issues, thanked the Board and left the meeting

Communications

Town Reports are now available at the town office.

Copies of Selectmen's minutes were circulated.

The nominations of Will Decourcey and Bob Roy to become alternate members of the Planning Board are still waiting approval. Chairman Young indicated Mr. Roy was still very much interested but was not sure about Mr. Decourcey as he has been ill. The Board asked the Board secretary to send a letter to Mr. Decourcey asking if he was still interested in becoming a member. The Board secretary reported a notice in newspapers asking for additional volunteers should finally be published this coming week. Chairman Young also said he thought Bruce Hicks was still interested in becoming a Board member and should be back in town soon.

Reappointment and Election of Officers

Since the next Board meeting on March 24 will involve the public meeting on the Master Plan Survey and the Board will not meet on March 10 because of town meeting, the Board decided to act on reappointments for members whose terms are up and election of officers and make it effective after the March 10 town meeting. Donna Laurent made the motion to recommend reappointment of Gil Finch, Jason Call, and Donna Laurent to new 3-year terms and nominate Gil Finch to serve as Chairman and Michael Meehan to serve as Vice Chairman. The motion was seconded by Jason Call. The vote to approve the motion was unanimous. The Board secretary will complete the necessary paperwork and notify those who need to take their oath of office with the Town Clerk.

Michael Meehan made the motion to adjourn the meeting, seconded by Gil Finch. The meeting was adjourned at 8:30 p.m.

Charlene Wheeler
Secretary to the Board