

Town of Jefferson
Office of the Planning Board

Minutes
April 26, 2016

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

Absent: Charles Muller

Others present: Charlene Wheeler, Board secretary; Tim Sutherland

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

Minutes

Donna Laurent made the motion to approve the minutes of the April 12, 2016 meeting, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Hearing – Pass Two Lot Subdivision

Tim Sutherland, representing Leonard Pass of 14 Nehantic Tr., Old Saybrook, Connecticut, presented the Board with a proposal to subdivide a property containing 40.76 acres, Map17, Lot 6, into two lots, one containing 12.48 acres and one containing 28.28 acres. The property is located at 653 Meadows Road. Board members examined the plat. There is already a structure containing rental units on what is the smaller of the two proposed new lots. The Israel River runs through the property and there is an abandoned (probably in the 1920s) railroad bed running through the larger of the two proposed lots. The railroad bed is overgrown with rails long removed but could be used for a hiking or hunting trail. A major portion of this property is within the special flood hazard area and is subject to inundation by the one-percent annual flood chance. It was estimated there is approximately 3 acres of buildable land on the second lot out of the 28.28 acres. Mr. Pass says he wants to see no further development of the larger proposed lot. If it is ever sold such a provision would be placed in the deed. The Board secretary said her research indicated putting this in a deed is the most secure way to ensure no development could take place in the future. There was no information written on the plat about restricting further development. Jason Call asked what a future purpose might be for the lot if development isn't restricted. Kevin Meehan said the Board needs to look at what is in front of them now, not what change might or might not take place in the future. Michael Meehan agreed the Board cannot make decisions on that basis. Donna Laurent made the motion to accept the application as complete, seconded by Michael Meehan. Jason Call raised a point of discussion. Why are there no topographic contour lines on the plat? Tim Sutherland said it is very expensive to determine those lines for lots so large. It is more practical for lots less than 10 acres or so in size. The Board has the ability to waive requirements if they deem them unreasonable. What types of soils and where they are located are noted on the plat and Board members said they were familiar with the area. Jason Call made the motion the current motion be amended to say the application be accepted without topographic contour lines being noted on the plat, seconded by Michael Meehan. The vote to accept the motion was unanimous. Chairman Young asked for a vote on the original motion as amended. The vote to accept the amended motion was unanimous.

Chairman Young opened the hearing to public comment. No members of the public were in attendance to speak. The Board secretary reported she had received no communications about the proposal either in writing or otherwise. Chairman Young closed the public portion of the meeting

and asked for further discussion from the Board. There was none. Michael Meehan made the motion the subdivision be approved, seconded by Gordon Rebello. The vote to accept the motion was unanimous. The plats and mylar were signed and the mylar will be filed at the Coos Registry of Deeds by the Board secretary. Mr. Sutherland thanked the Board and left the meeting.

Jason Call located the regulation which asks the purpose of the subdivision in Section 5, Additional Requirements for Major Subdivisions. It is 5.1.5. The Pass subdivision would not be considered a major subdivision. Michael Meehan said there may be a need to examine the regulation 4.2.14 which requires the contours of elevation of a subdivision be drawn in 5' intervals, which is at the Board's discretion.

Financial Report

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

Communications

Board members who have been nominated for another term in office who have not taken their oath of office were reminded to do so.

The Board secretary reminded the Board of the Annual Spring Planning and Zoning Conference to be held in Concord on June 4. Chairman Young has been registered and was given his confirmation sheet.

A copy of a building permit was circulated.

Copies of Selectmen's minutes were circulated.

Michael Meehan made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 7:40 p.m.

Charlene Wheeler
Secretary to the Board