

Town of Jefferson
Office of the Planning Board

Minutes

April 9, 2013

Members present: Chairman, Susan Griffin; Michael Meehan, Kevin Meehan, Selectmen's representative; Donna Laurent, alternate; Vernon Matson, Jeff Young, Charles Muller, Jason Call, alternate

Absent: Gordon Rebello

Others present: Charlene Wheeler, Board secretary; Roger and Sandy Kenison

Chairman Susan Griffin opened the meeting at 7:00 p.m.

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

Minutes

Jeff Young made the motion to approve the minutes of the March 26, 2013 meeting as read, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Consultation - Kenison

Roger and Sandy Kenison asked to consult with the Board to correct an error made in recording a boundary line adjustment approved by a past Board and also to seek a new boundary line adjustment. They asked the Board to correct an error made when a boundary line adjustment between Lots 60C and 60D, Map 14 which was approved in 1989 but never recorded with the Coos County registry of Deeds. They also propose to adjust boundary lines between Lots 60D and 60E, Map14. The Board secretary reported she had received a completed application form from the Kenisons with checks to cover fees and has a list of abutters. Mr. and Mrs. Kenison came in to ask the Board to examine a preliminary plat of the new proposed boundary line adjustments before they submit the final plats and mylar for a formal hearing. They wanted to confirm everything was drawn correctly. Jason Call thought the positions of any structures would be the only questions. Michael Meehan also thought it would be helpful to have them drawn on the plat. Mr. Kenison indicated where structures and septic fields and wells were located. After consideration Board members decided the additional information wouldn't be needed on the plat. A date of May 14 was set for the formal meeting and a copy of the preliminary plat was left with the Board secretary. Mr. and Mrs. Kenison thanked the Board and left the meeting.

In further discussion it was asked if there was a need to create a checklist for boundary line adjustments to help guide the Board. Was it useful to have structures, wells, right-of-ways, septic systems, etc. delineated on plats submitted for consideration? Board members decided to ask Mr. and Mrs. Kenison to have any structures, wells, and septic systems drawn on their plat. Since Mr. and Mrs. Kenison had already left the meeting, discussion was halted while the Board secretary contacted the Kenisons by telephone to

discuss the Board's request with them. The Kenisons agreed to add the requested items to the plat and will deliver a new plat to the Board secretary by April 23 for the Board to examine.

Consultation - Davis

Eugene Davis proposes to sell a piece of property, Map 11, Lot 5 to the US Fish and Wildlife. There are two cemeteries on the property, one older than the other but both over 100 years old. The acreage occupied by the cemeteries are not taxed and are maintained by the town. Mr. Davis's deed describes a 15 acre piece but does not except and reserve the Forest Vale Cemetery portions of the acreage. When the cemetery portions are subtracted, the lot is 12.61 acres, which is the acreage Mr. Davis wishes to convey to the US Fish and Wildlife. The town was being asked to provide a statement on Town letterhead to the effect that the conveyance of the 12.61 acres does not constitute a subdivision that would require planning board approval. Board members, however, thought this might require a subdivision since the boundaries of the cemeteries were not delineated. Jason Call thought the minimum lot size and frontage requirement could be waived by the Planning Board in a case like this because of the intended use of the new lots as cemeteries rather than for residential development. Further, subdivision regulation 10.12 allows the Board some discretion in review/approval of all subdivisions when "other consideration warrants such variation provided that public convenience, safety, health and welfare will not be affected adversely." He didn't believe the Zoning Board of Adjustment would need to be involved. Board members who were absent at the Board's last meeting examined the 2004 plat of the Davis property. Some history of the cemeteries was shared with Board members. The Board secretary with permission of the Board Chairman had requested the opinion of the town's attorney about this issue. It was the attorney's opinion a subdivision was needed with the cemeteries delineated with dimensions. A new plat would have to be drawn. The Board concurred and the Board secretary was asked to contact Susan Curley of Ransmeier & Spellman who had requested the Board's opinion on the need for a subdivision.

Financial Report

There was a question about the amount posted to the office supplies account and it was explained this was a prorated charge of using the town's copier for Planning Board business. Jeff Young made the motion to accept the financial report, seconded by Charles Muller. The vote to accept the motion was unanimous.

Communications

The NH Department of Environmental Services Drinking Water Source Protection Conference in Concord on May 1 was announced and Charles Muller said he might be interested in attending.

Copies of Selectmen's minutes were circulated.

Unfinished Business

Board members, although pleased to see an expansion of attractions at Santa's Village, which is of great benefit to the town, expressed concern about the safety of patrons who cross Route 2 from parking areas. Chairman Griffin and the Board secretary drafted a letter to the Board of Selectmen expressing the Planning Board's extreme concern and seeking a way to work together with the state and Santa's Village to find a solution to this problem. Charles Muller, who serves on the North Country Council's transportation committee, said it is always included in recommendations but projects in the north country keep getting pushed further into the future because of lack of state funding. Those attending the last local hearing on the state's 10 year transportation plan said the issue was discussed. Grants, etc. may be a possibility but they might not be a realistic option in this economy. Chairman Griffin said it was important to get the discussion going again. Donna Laurent said it should be a combined effort with the town and business. Chairman Griffin said she was surprised nothing is being done since building expansion will attract more business. Kevin Meehan said he didn't think parking problems would increase. Vernon Matson disagreed saying more vehicles will be lining the highway as they already do on some very busy days. The discussion turned to who should receive this letter. Michael Meehan made the motion that the letter be sent to the Board of Selectmen with copies to North Country Council, NH Department of Transportation, Jefferson's state representatives and senator, and council member Ray Burton. Jeff Young seconded the motion. The vote to accept the motion was unanimous. The Board secretary will confirm the final form of the letter with Chairman Griffin before it is sent.

Board members were glad to see the Moulton Building on Route 2 near Santa's Village, which had been falling down is being demolished. A letter expressing the Board's concern about the building now isn't needed.

The Board requested the Board secretary to contact Mr. Lieberum about his letter of credit and his request to meet with the Board about utilities in the subdivision on Stag Hollow Road.

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

Charlene Wheeler
Secretary to the Board