

Town of Jefferson
Office of the Planning Board

Minutes

August 23, 2016

Members present: Chairman Jeff Young; Donna Laurent, Michael Meehan, Gil Finch, Charles Muller, Kevin Meehan, Selectmen's representative

Absent: Gordon Rebello, Jason Call, alternate

Others present: Charlene Wheeler, Board secretary

Minutes

There are no minutes of the scheduled July 12 meeting as there was no quorum and no business was conducted. Charles Muller made the motion to approve the minutes of the June 14, 2016 meeting, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Financial Report

Charles Muller made the motion to accept the financial reports for June and July, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Communications

A memo was read from the Board of Selectmen which requested the Planning Board review SB 146 signed into law by the governor slated to take affect on June 1, 2017. The new law may require changes to the town's Land Use Ordinance. It requires the town to allow internal or attached accessory dwelling units in all zoning districts where single-family dwellings are permitted. Two handouts outlining the new law and what needed to be considered in implementing it was given to each Board member to study. Kevin Meehan, Selectmen's representative said designating an accessory dwelling unit as a special exception to permitted uses (allowed by the new law) may be a good way for the town to deal with the law's requirements. A lengthy discussion followed concluding with a consensus that the Land Use Ordinance would have to be amended, the members should digest the information given to them, and be prepared to discuss how to move forward at the next meeting. Since any changes to the Land Use Ordinance require hearings and a vote at town meeting, there are time deadlines to consider. The Board secretary will check on the official calendar as to the dates of those deadlines. Board members also felt the 4th Tuesday meeting in September (cancelled changing to a summer schedule) should be reinstated to give Board members more time to work on this issue. The Board secretary will place notices to that effect.

A copy of two Notices of Decision from the Board of Adjustment was circulated. They had granted a variance for Joshua Overton, Sr. to construct a garage closer to his lot line than allowed in the Land Use Ordinance and a special exception for Ashleigh Stanley and Kristin Kenison to operate a bakery and party planning business.

A copy of the easement given to Eversource for the installation of utilities in the Lieberum subdivision was received. William Perkins had telephoned to report the electric company had received their payment for installation and construction should be starting.

Copies of building permits were circulated.

Copies of Selectmen's minutes were circulated.

The July/August issue of *Town and City* was circulated as well as an informational pamphlet from the pipeline company.

Other Business

Kevin Meehan, Selectmen's representative requested the Planning board clarify the definition of a driveway and its required setback from a lot boundary. Should a driveway be listed as a structure? If so, a 50' setback would be required. The Board of Selectmen, who issue driveway permits, are concerned they weren't consistent when issuing driveway permits and wanted the requirements stated more clearly in the Land Use Ordinance. A discussion followed with no consensus being reached. The Board secretary was asked to check the ordinances of neighboring towns to see how they addressed the issue. Discussion was tabled until the next meeting.

Michael Meehan made a motion to adjourn the meeting, seconded by Charles Muller. The meeting was adjourned at 8:45 p.m.

Charlene Wheeler
Secretary to the Board