

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

**Minutes**

March 26, 2013

**Members present:** Chairman, Susan Griffin; Jason Call, alternate; Vernon Matson, Jeff Young, Gordon Rebello

**Absent:** Michael Meehan, Kevin Meehan, Selectmen's representative; Donna Laurent, alternate; Charles Muller

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

Chairman Susan Griffin opened the meeting at 7:05 p.m.

In the absence of Michael Meehan and Charles Muller, Jason Call was designated a voting member for this meeting.

**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. Plats were examined from 1987 and 1989 as well as copies of deeds to the properties in question. The Board determined a mistake indeed had been made and should be corrected. The Board also examined a drawing of the new proposed boundary line adjustments and found them to be a reasonable plan. The Board said both issues could be addressed in one new plat showing the corrected boundary line and the proposed new boundary lines accompanied by an application for a boundary line adjustment with required fees. Abutters would be noticed, etc. as required. Mr. Kenison questioned why this application was required and was told that it was to protect his interests that the correct process should be followed. Mr. and Mrs. Kenison will be given an application form and instructions and when the plat is ready will contact the Board secretary to set up a hearing date with the Board. Mr. and Mrs. Kenison thanked the Board and left the meeting.

**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. It was also unclear if this could be done since a subdivision would result in nonconforming size lots whose use is permitted only through a special exception of the Jefferson Board of Adjustment. And such use is an established fact for more than a century with the land in question. A new plat would have to be drawn. The Board secretary will investigate the situation further as this request only came to her attention a few hours before the meeting.

### **Minutes**

Jeff Young made the motion to approve the minutes of the February 12, 2013 meeting and of the February 26, 2013 meeting as read, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

### **Financial Report**

Jeff Young made the motion to accept the financial report, seconded by Vernon Matson. The vote to accept the motion was unanimous.

### **Communications**

The Board secretary told the Board that a clean copy of the Subdivision Procedures and Regulations is now available on the town's website. Other forms and meeting minutes are also available.

A decision of the Jefferson Board of Adjustment was given to the Board. Mr. and Mrs. Peter Schroer were granted a variance to construct a barn closer to a boundary line than allowed by the Land Use Ordinance for their property on Hyfield Lane.

Copies of Building Permits were circulated. 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. There are also no sidewalks to keep pedestrians from walking in driving lanes. Cones placed on the highway have helped slow traffic but many close calls between vehicles and pedestrians continue to be observed. The Board secretary was asked to draft 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. Board members also expressed safety concerns about the Moulton Building on Route 2 near Santa's Village which is falling down and needs to be demolished. The Board secretary will also draft a letter expressing the Board's concern about the Moulton building.

The NH Department of Transportation announced plans for an upgrade of Route 115 from its intersection of Route 3 to its intersection with Cherry Mountain Road. It was asking for input from the Board on any environmental concerns. The Board said they didn't have any concerns to express at this time.

The 19<sup>th</sup> annual spring planning and zoning conference in Concord on May 11 was announced.

Copies of Selectmen's minutes were circulated.

The March/April 2013 issue of *Town and City* magazine was circulated.

### **Unfinished Business**

The Board tabled a discussion of the Lieberum subdivision on Stag Hollow Road.

### **Other Business**

Michael Meehan's term of office on the Planning Board is expiring. Jeff Young made a motion the Board recommend the appointment of Mr. Meehan to another term as a Board member, seconded by Vernon Matson. The vote to accept the motion was unanimous.

Susan Griffin made the motion to nominate Gordon Rebello to the office of Vice-President, seconded by Jeff Young. The vote to accept the motion was unanimous.

Jeff Young made the motion to nominate Susan Griffin to the office of President, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Jeff Young made a motion to adjourn the meeting, seconded by Jason Call. The meeting was adjourned at 8:40 p.m.

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Charlene Wheeler  
Secretary to the Board