

Town of Jefferson
Office of the Planning Board

Minutes

July 23, 2013

Members present: Chairman Susan Griffin, Michael Meehan, Kevin Meehan, Selectmen's representative; Vernon Matson, Jeff Young, Gordon Rebello

Absent: Charles Muller, Donna Laurent, alternate; Jason Call, alternate

Others present: Charlene Wheeler, Board secretary; Edith Tucker, Tom Brady, Christine Smith, Harry Gibson

Minutes

Jeff Young made the motion to approve the minutes of the July 9, 2013 meeting as read, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Hearing – Six Gun City Subdivision

Tom Brady, representing Six Gun City, presented the Board with an application to subdivide property (23.26 acres) on Ingerson Road, Map 10, Lot 33A into two lots, one lot being 16.53 acres and one lot being 6.73 acres. The Board secretary assisted by other Board members completed the subdivision checklist. Appropriate notices had been posted and abutters notified. All was found to be in order as requested at the previous consultation with the Board. Jeff Young made the motion to accept the application as complete, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Chairman Griffin opened the public hearing for questions or comments. The Board secretary reported no telephone calls or written statements had been received. Mr. Gibson asked who the abutters were who had been notified and the Board secretary read the list of abutter names. Mr. Gibson examined the plat of the proposed subdivision which was explained to him by Kevin Meehan. There being no further questions or comments Chairman Griffin closed the public hearing.

A short deliberation followed with no new questions or comments. Jeff Young made the motion to approve the subdivision, seconded by Vernon Matson. The vote to accept the motion was unanimous. The plats and mylar were signed and the Board secretary will file the mylar at the Coos County Registry of Deeds. Mr. Brady thanked the Board and he and Ms. Tucker left the meeting.

Communications

A notice was received from the Board of Adjustment of a denial of an appeal from King's Arrow Realty Trust.

The Board secretary reported Chairman Griffin had spoken to Mr. Perkins about the Lieberum subdivision. Mr. Perkins telephoned the Board secretary and will meet with

the Board at their next meeting on August 13. Installation of utilities will be discussed as well as their letter of credit on file.

Copies of Selectmen's minutes were circulated.

A copy of the July/August issue of *Town and City* was circulated.

New Business

The Selectmen have received a request for an after-the-fact building permit for a lot on a private road. The situation is controlled by a state law, RSA 674:41 which has been explained by the town's attorney. The Planning Board should hold a public hearing with notice by certified mail to the applicant and all abutters to the property, just as if the applicant was proposing to subdivide the parcel instead of build on it. At the public hearing, the applicant should explain his construction plans, and the Planning Board should consider the physical condition of the private road, how far it is from the nearest Class V or better road, or any other factor the Planning Board may deem relevant. Hearing views of the fire chief, police chief, or road agent may be helpful. After the public hearing is closed, the Planning Board should decide what recommendation they will make to the Selectmen, which may include the Planning Board's suggestions about what kind of improvements should be made to the private road at the applicant's expense, if any. The Planning Board should take a formal vote, and should communicate its recommendation to the Board of Selectmen in writing. The property in question is owned by James Lewis and is located on State Route 116, Map 7, Lot 20B. The private road, a former logging road, is an easement across Lot 20C granted to Mr. Lewis by its owner. The easement connects to Route 116 but there is no evidence a valid driveway permit from the state exists. The Board secretary located the file of the original subdivision approved in December of 1983 but is still trying to locate any relevant minutes. Board members examined the original plat and Kevin Meehan explained some of the issues involved. Further discussion was placed on the agenda for the Planning Board's regularly scheduled August 13 meeting and a hearing date will be set at that time.

Jeff Young made a motion to adjourn the meeting, seconded by Gorden Rebello. The meeting was adjourned at 7:55 p.m.

Charlene Wheeler
Secretary to the Board