

Town of Jefferson
Office of the Planning Board
Minutes
September 30, 2013

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

Absent: Michael Meehan, Charles Muller

Others present: Charlene Wheeler, Board secretary, Catherine Lewis, Christopher Milligan, Barry Nelson

James Lewis Hearing – continued for site visit

Chairman Griffin reconvened the hearing at 4 p.m. on the property of Clare Ashe, State Rt. 116, Map 7, Lot 20C and then walked to the James Lewis property located on State Rt. 116, Map 7, Lot 20B; accompanied by Catherine Lewis, representative for her two siblings. Instead of direct access from Lot 20B to Rt. 116, Mr. Lewis proposes access to Rt. 116 using an easement, following a former logging road, across Lot 20C. The easement, being granted to Mr. Lewis by the owner of Lot 20C, connects to Rt. 116 at the entrance to the old logging road. Catherine Lewis asked Board members to read a letter she sent to a neighbor, Thomas Jacobs denying him access to all three properties; Board Members explained the issue with her neighbor, though unfortunate, is not relevant to our site visit. The party reached the site of the structure containing windows and a garage door that were covered on the inside or boarded up on the outside. Ms. Lewis explained that no one was living in the building, which had no running water or electrical hookup. Donna Laurent explained the structure still requires a building permit and appropriate access to the property. Ms. Lewis referred to several incidences of vandalism which have occurred; including damaged tires on a piece of heavy equipment being used to repair some of the road. Although Board Members sympathize regarding the issue of vandalism, our sole responsibility at this site visit is to view the access easement to Mr. Lewis's property. Kevin Meehan reiterated this is about a building permit application and a State driveway permit to access the property. Ms. Lewis said large delivery trucks, such as those from Home Depot have been able to access the building site. Kevin Meehan asked how long ago that was and Ms. Lewis said sometime in the spring. Ms. Lewis also complained the Attorney for Mr. Lewis had not been notified of any meetings; Kevin Meehan explained the Attorney is not an abutter, Mr. Lewis was notified and if he had wanted his Attorney there he could have directed him to be at the meeting to represent him. The Board secretary said she had telephoned the Attorney to let him know when the site visit was taking place and when the Board would be deliberating the issue at the next scheduled meeting on October 8. Vernon Matson said the Board must follow procedures set out by law. Donna Laurent said the issue was the structure being built without a permit and the proposed access to the property. Catherine Lewis asked why the Board didn't make a decision at the meeting on September 24. Chairman Griffin stated that the Board met with both Clare and Catherine who were also representing James, regarding construction plans and access to the proposed building site on the September 24th, at which time everyone agreed to meet and view the access easement off Rt. 116 the

following Monday. Chairman Griffin advised Catherine that on the 24th the Planning Board members had tentatively agreed that our recommendation to the Board of Selectmen would be the completion of a State approved driveway permit and an updated surveyed plat of the properties. Also, Catherine was reminded that the Planning Board has been asked for our recommendations to be forwarded to the Board of Selectmen who will make the final decision. Chris Milligan, Fire Chief, said he would draft a letter with his recommendations. He said the first thing to be done is to apply for a driveway permit from the State. He thought the access seems fine under the current circumstances, but if the building becomes occupied or more structures are built, the access road will have to be brought up to town specifications. Chairman Griffin then adjourned the meeting to be continued on October 8 at 7 p.m. at the Board's next regularly scheduled meeting.

Charlene Wheeler
Secretary to the Board