

Town of Jefferson
Office of the Planning Board

Minutes

February 22, 2011

Members present: Charles Muller, Chairman; Ronald Demers, Gordon Rebello, alternate; Vernon Matson, Susan Griffin, Kevin Meehan, Selectmen's representative; Jason Call

Members absent: Michael Meehan

Others present: Charlene Wheeler, Board secretary; Steve Boulanger

Chairman Muller opened the meeting at 7:00 p.m.

Minutes

Ronald Demers made the motion to approve the minutes as read, seconded by Jason Call. The vote to accept the motion was unanimous.

Consultation

Steve Boulanger, representing Dean Davis and Lori Corrigan, presented to the Board a proposal to subdivide 25.22 acres on Route 115A, Tax Map 11, Lot 10G into two lots. One lot is to be 11 acres and one lot is to be 14.22 acres. Board members agreed there was a significant problem with the plan as one lot had no frontage on a public road. Creating and building a public road, essentially to nowhere, and possibly unacceptable to abutters, would not be a solution to the problem. Another issue of concern was the large areas of wetlands on the property which limited buildable spaces. Was there another way to draw property lines to address these concerns? Mr. Boulanger said this may be difficult to do as the proposed subdivision is a result of an agreement between attorneys of the landowners. Board members agreed that the proposal as presented probably could not be approved. Mr. Boulanger suggested a possible redrawing of lines that would give road frontage to both lots but couldn't guarantee the property owners would agree. Jason Call said that he would also suggest if the new lines were acceptable to the owners, a condition be put on the lots created that no further subdivision take place because of wetlands issues. Ronald Demers agreed. Board members also indicated they haven't heard yet from any abutters and their input would be taken into consideration in any decision the Board might make. Mr. Boulanger said he would take the Board's recommendation back to the land owners, thanked the Board members for their time, and left the meeting. The Board secretary was requested to find the Estes/Davis subdivision file when their lot was created in 1989 so the Board would have the information.

Communications to the Board

Copies of Selectmen's meeting minutes were circulated.

The current issue of *Town and City* magazine was circulated.

Unfinished Business

Board members received information on the amendment which had been added to the Land Use Ordinance in 1993. A special town meeting had been held to change the requirement that a business could have a maximum of 10 employees to having a maximum of 25 employees. The Board secretary will revise the list of amendments at the end of the Land use Ordinance document. There was a discussion about businesses and the ability of a planning board to review site plans. Reference was made to the proposed campground being built near Santa's Village where, for example, there were safety concerns about the driveway entrance on Route 2.

Board members returned to examination of a draft checklist for subdivision applications. Susan Griffin suggested an item be added to the list to have proposed driveway locations be shown on the plat. After discussion, Ronald Demers made the motion to adopt the draft checklist with the item about proposed driveways locations added to the list. Jason Call seconded the motion. The vote to accept the motion was unanimous. A copy of this checklist is attached to these minutes.

Other Business

The Planning Board meeting on March 8 will be cancelled because of Town Meeting. Vernon Matson's term of office will expire and the Board will recommend to Selectmen that he be reappointed to a new term. Election of officers will take place at the Board's March 22 meeting.

Susan Griffin said she received an e-mail from North Country Council announcing a workshop on online training for planning board members to be held March 16 in Littleton. She said she hoped to attend the workshop and would forward the e-mail to other Board members.

Jason Call made a motion to adjourn the meeting, seconded by Ronald Demers. The meeting was adjourned at 8:55 p.m.

Charlene Wheeler
Secretary to the Board