

Town of Jefferson
Office of the Planning Board

Minutes

October 11, 2016

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

Absent: Charles Muller, Jason Call, alternate;

Others present: Charlene Wheeler, Board secretary, Kathleen Keene, Robert Keene

Minutes

Gordon Rebello made the motion to approve the minutes of the September 27, 2016 meeting, seconded by Gil Finch. The vote to accept the motion was unanimous.

Consultation - Keene

Kathleen and Robert Keene of 22 North Road, Jefferson, presented a proposal to the Board to subdivide 9.92 acres, Map 2, Lot 1, into one lot containing 5.18 acres and one lot containing 4.74 acres. The Board was shown a plat of the property showing the two lots created in 1987. At the time approval was obtained from the NH Department of Environmental Services (DES) for the lot under 5 acres. In 2007, Mr. Keene voluntary merged the two lots into one lot of 9.92 acres again. Now because of family circumstances, they want to subdivide the 9.92 acres and return them to their original configuration of 1987. Since building had occurred on the lot, it was noted that any structures, driveways, well, and septic field needed to be noted on the plat. Kevin Meehan asked if any structure was within the setback limits of the new proposed boundary line and was told no. Soils information would need to be added to the new plat and any other information now required which was not required in 1987. The Keenes were given the subdivision checklist and an application form. If they or their surveyor, Mr. Sutherland had any questions they can call the Board secretary. The Board secretary will check with the NH DES to see if there is a time limit on any perc test done.

Mr. Keene also questioned the Board about the 911 numbering on North Road. It seems to be backward from the information emergency services operates from. He was told this is a question to be answered by the Board of Selectmen as the Planning Board does not oversee 911 numbering. Mr. and Mrs. Keene thanked the Board and left the meeting.

Financial Report

Michael Meehan made the motion to accept the financial report, seconded by Gordon Rebello. The vote to accept the motion was unanimous.

Communications

William Perkins telephoned to report the electric company has almost completed installation of utilities in the Liberum subdivision and were working on the poles and line bringing the service over the Stag Hollow Brook bridge. He was told to send written confirmation of completion from Eversource.

A copy of a building permit was circulated.

Copies of Selectmen's minutes were circulated.

Unfinished Business

At their last meeting the Board had voted to revise the Land Use Ordinance by adding the word driveway to the definition of a setback:

The approved distance from property lines for the construction of any structure, dwelling, dwelling unit, storage unit, **driveway**, tent whether permanent or temporary.

Donna Laurent who could not be at the last meeting asked some questions about how this would be enforced and what recourse a property owner would have if a driveway couldn't be placed as would be required. The property owner could appeal to the Zoning Board of Adjustment for a variance. Any driveways already existing would not be impacted by this revision. Some Board members still felt the construction of driveways hasn't been a major problem in the town and the 50 foot setback isn't needed. But, it will be up to the voters to decide.

The Board continued their discussion tabled at the last meeting of the new state law RSA 674:71-73 on Accessory Dwelling Units (ADUs) scheduled to go into effect June 1, 2017. A list of standards to be met in granting permission for an ADU had been agreed upon. Detached ADUs would not be permitted. It was also agreed the best way to monitor and ensure these standards would be implemented was to permit ADUs by Special Exception in Article III, Section 2 of the Land Use Ordinance. This process would also give abutters notice of such an application for a Special Exception and an opportunity for voicing their opinions. The Board secretary had created a draft of the suggested revisions from the last meeting which the Board examined and discussed. It was decided to leave Section 5.B.4 as written and combine Section 5.B.12 into Section 5.B. 7. for better clarification of the RSA. A few typo errors were also corrected. Board members will examine the newly revised draft at their next meeting. When a final draft is accepted and before any public hearing is held it was agreed the draft should be examined by the town's attorney. (A copy of the new draft, based on notes from the Board's discussion, is attached to these minutes.)

Gordon Rebello made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:26 p.m.

Charlene Wheeler
Secretary to the Board