

Town of Jefferson
Office of the Planning Board

Minutes

October 13, 2015

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

Absent: Charles Muller, Jason Call, alternate

Others present: Charlene Wheeler, Board secretary, Tom Brady, Edith Tucker, Sandra Doolan

Minutes

Jeff Young made the motion to approve the minutes of the September 15, 2015 meeting, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Hearing – Six Gun City, Boundary Line Adjustment

Tom Brady, representing Six Gun City, is seeking a boundary line adjustment between lots Map10, Lot 34 and Map 20, Lot 1. This would remove a small triangular piece of .09 acres of Lot 34 and transfer it to Lot 1. Both lots are owned by Six Gun City. The minor changes requested to the plat presented at the consultation on September 15, 2015 had been made and the checklist was deemed complete. Required checks for fees and filing were received. Jeff Young made the motion the application be accepted as complete, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Chairman Rebello opened the hearing to public comments. There were no written comments or phone calls to the Board from abutters to express opinions on the application. There were no comments or questions from Board members or others attending the meeting. Chairman Rebello closed the public portion of the hearing.

Chairman Rebello asked the Board if there was any further discussion and there was none. Jeff Young made the motion to approve the boundary line adjustment, seconded by Michael Meehan. The vote to accept the motion was unanimous. The plats and mylar were signed and the mylar will be filed at the Coos County Registry of Deeds by the Board secretary.

Hearing – Six Gun City, Subdivision

Tom Brady, representing Six Gun City, is seeking a three lot subdivision of Mao 20, the new Lot 1 of 52.55 acres created in the previous hearing. The three proposed new lots would contain 29.3 acres, 11.5 acres, and 11.75 acres respectively. The minor changes requested to the plat presented at the consultation on September 15, 2015 had been made and the checklist was deemed complete. Required checks for fees and filing were received. Jeff Young made the motion the application be accepted as complete, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Chairman Rebello opened the hearing to public comments. There were no written comments or phone calls to the Board from abutters to express opinions on the application. There were no comments or questions from Board members or others attending the meeting. Chairman Rebello closed the public portion of the hearing.

Chairman Rebello asked the Board if there was any further discussion and there was none. Jeff Young made the motion to approve the subdivision, seconded by Michael Meehan. The vote to accept the motion was unanimous. The plats and mylar were signed and the mylar will be filed at the Coos County Registry of Deeds by the Board secretary. Mr. Brady thanked the Board. Before leaving the meeting Mr. Brady asked about the Haase subdivision on Chambers Road conditionally approved at the Board's last meeting. Mr. Brady said he saw the lots listed as being for sale on a realtor's website. He was informed by the Board final approval had not been granted and would not be until required conditions were met nor has any

such subdivision been filed at the Coos country Registry of Deeds. Mr. Brady thanked the Board and he and Mrs. Doolan left the meeting.

The Board secretary checked the Planning Handbook and located RSA 676.16 which addresses the sale of lots not officially subdivided. The Board secretary read the letter she had sent to the subdivision applicants outlining the conditions placed and stating the lots could not be sold until said conditions were met and final approval granted. The Board agreed to monitor the situation as listing property for sale was not the same as actually completing a sale and recording a deed.

Financial Report

Jeff Young made the motion the financial report be accepted, seconded by Michael Meehan. The vote to accept the motion was unanimous.

The Board secretary said it was time again to think about budget requests for 2016. Jeff Young made the motion to request the amount budgeted for 2015 of \$5000. Michael Meehan seconded the motion. The vote to accept the motion was unanimous.

Donna Laurent made the motion to approve the purchase of a new ink stamp for use in approving boundary line adjustments, seconded by Jeff Young. The vote to accept the motion was unanimous. The Board secretary will check with office suppliers with whom the town does business.

Communications

The Selectmen have appointed Cindy Silver as an alternate member. She needs to take her oath of office with the town clerk.

Copies of building permits were circulated.

Information about the New Hampshire Municipal Association's annual meeting in Manchester on November 19 and 20 was circulated.

The Board secretary reported on the workshop she and Linda Cushman attended in Berlin on September 22 on right-to-know laws. She shared with Board members some of the information on dealing with electronic records, keeping records, public requests for documents, and rules about nonpublic sessions during a meeting.

Copies of Selectmen's minutes were circulated.

Unfinished Business

A questioned was raised again about the conditionally approved Haase subdivision. What is the time limit for conditions to be met before the application is considered to be void? The Board secretary will check the RSAs.

Jeff Young made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:05 p.m.

Charlene Wheeler
Secretary to the Board