

Town of Jefferson
Office of the Planning Board

Minutes

November 25, 2014

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

Absent: Jason Call, alternate; Scott Guerin, alternate

Others present: Charlene Wheeler, Board secretary, Roger Girourd, Claire Girourd, Adam Girourd, Josh Bechtold, Dawn Bechtold, Tim Sutherland

Minutes

Jeff Young made the motion to approve the minutes of the November 11, 2014 meeting as read, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Hearing – Girourd

Roger and Claire Girourd have submitted an application to subdivide property (Map 6, Lot 32) proposing a new lot with 200 feet of frontage on Girourd Lane (a right-of-way) coming off Turnpike Road. The new lot would be 5.30 acres and the remaining lot 39.90 acres. Board members again examined Mr. Girourd's plat. It appears all the changes the Board wanted to see edited or added on the plat had been made but there were questions about where the line was drawn from information taken from the Flood Insurance Rate Map (FIRM) (# 33007C0920D). Mr. Girourd has been given a copy of the flood plain ordinance by the Board secretary. Jeff Young said it was important that Mr. Girourd was now informed of the impact of the Shoreline Protection Act and of the Floodplain Development Ordinance on development of this property. Charles Muller made the motion to accept the application as complete, seconded by Jeff Young. The vote to accept the motion was unanimous.

Chairman Rebello opened the public hearing for questions or comments. The Board secretary reported there were no communications received to comment on the proposal. Charles Muller said Jason Call again expressed his concern (in an e-mail which was shared with Board members) at allowing development in flood prone areas and asked Board members to consider sections of the Land Use Ordinance and Subdivision Regulations as mentioned in the last meeting's minutes. Chairman Rebello said he thought the Selectmen would regulate this in the future if or when they are asked to approve any building permit. Potentially the NH Department of Environmental Services could be involved as well. Michael Meehan said the position of the line on the plat doesn't seem to match the corresponding line drawn on the FIRM map. Gil Finch said the plat is stamped and signed by the surveyor so it is difficult for the Board to say the line drawn isn't exactly where it should be. The Board also discussed the road frontage of the new lot on the private road now labeled on the new plat as a right-of-way. Jeff Young said Jason Call thought the road should at least be rebuilt to town specifications. Others thought this could be required if or when a building permit for a dwelling is

requested. The town attorney had advised the Board could require the road be rebuilt to town specifications as a condition of approval. There being no further questions or comments, Chairman Rebello closed the public portion of the hearing.

Jeff Young made the motion to approve the subdivision, seconded by Michael Meehan. The vote to accept the motion was unanimous. Chairman Rebello signed the plats and the mylar will be filed at the Coos County Registry of Deeds by the Board secretary. Roger, Claire, and Adam Girourd thanked the Board and left the meeting.

Hearing – Cronin Estate

The Board has received an application from Lynda Simmons, as personal representative to the John P. Cronin estate, to subdivide land, Tax Map 10, Lot 48A. Tim Sutherland is acting as her agent. The proposal would divide 16.5 acres into two lots, lot 1 being 9.58 acres and lot 2 being 6.92 acres. Much of the land is now in current use. A previously shown plat has been redrawn to follow suggestions made by the Board at its last meeting. A lot line is now more than 50 feet from the existing structure and a condition has been placed on the smaller lot there be no future subdivision in return for accepting a lot with less than 200 feet of road frontage. A document from Ms. Simmon's attorney has been received confirming her appointment as personal representative to the Cronin estate and her agreement to the conditions placed on the second lot. Michael Meehan made the motion to accept the application as complete, seconded by Jeff Young. The vote to accept the motion was unanimous.

Chairman Rebello opened the public hearing for questions or comments. Dawn Bechtold, an abutter, was given a copy of the plat and the requested changes to the property were explained as well as the condition placed on the second lot. She had no objections to the proposed subdivision. There being no further questions or comments, Chairman Rebello closed the public portion of the hearing.

Jeff Young made the motion to approve the subdivision, seconded by Michael Meehan. The vote to accept the motion was unanimous. Chairman Rebello signed the plats and the mylar will be filed at the Coos County Registry of Deeds by the Board secretary. Dawn and Josh Bechtold thanked the Board and left the meeting. Tim Sutherland said there is another 2 lot subdivision on Route 2 he is working on and he will probably be coming to the Board again for a consultation in the near future. He thanked the Board and left the meeting.

Consultation – Brady

Tom Brady has submitted a separate application for boundary line adjustments as well as a three lot subdivision of property on Ingerson Road, Map 19, Lot 9A. However, there is information missing and the applications are far from complete. The Board secretary will contact Mr. Brady.

Financial Report

Jeff Young made the motion to accept the financial report, seconded by Charles Muller. The vote to accept the motion was unanimous.

Communications

Copies of Selectmen's minutes were circulated

The November/December issue of *Town and City* magazine was circulated.

Unfinished Business

A copy of the notice of a hearing for Tuesday, December 16, to discuss three proposed changes to the Land Use was circulated. The Board had previously voted to make two separate changes to the ordinance. The Board of Selectmen has also made a request to change the fee charged (currently \$1.00) for a building permit to a fee based on the current administrative costs to issue a permit as determined by the Board of Selectmen. Kevin Meehan, Selectmen's representative, outlined the concerns behind the request. Planning Board members agreed that this change is needed.

Discussion of issues arising from landlocked lots that exist in the town was tabled until the next Board meeting.

Jeff Young made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:21 p.m.

Charlene Wheeler
Secretary to the Board