

Town of Jefferson
Office of the Planning Board

Minutes
April 25, 2017

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

Absent: Jason Call

Others present: Charlene Wheeler, Board secretary

In the absence of a regular member Al Mackay was designated a voting member for this meeting.

Minutes

Jeff Young made the motion to approve the minutes of the April 11, 2017 meeting, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Consultation – Janet Savage Subdivision

Board members examined the current submitted plats for the application of Janet Savage, 119 Jason Avenue, Jefferson, NH, for a proposal for a three lot subdivision on Turnpike Road, Map 6, Lot 32B. Lot 1 contains 3.14 acres, Lot 2 contains 3.22 acres, and Lot 3 contains 3.30 acres. All lots have more than 200 feet of road frontage and will require no construction of roads. Since all lots are under five acres permits will be needed from the NH Department of Environmental Services (NHDES). A letter from NHDES has been received stating the application for a permit was received and is being processed. It was noted that a 22” by 34” size plat has been submitted as requested. Checks for fees and a copy of the deed have also been submitted to the Board. A hearing date has been set for May 9 and notices posted. There was a question about Note 1 on the plat which was explained to be a statement of measurement accuracy. No changes to the plats were recommended. After looking at the tax map Michael Meehan raised the question of landlocked lots, in particular property owned by Arthur Brooks abutting the Savage property. A discussion on access to landlocked lots took place but the consensus was the property owner, in this particular case, Savage, could not be compelled to provide a right-of-way to another’s land.

Consultation – Crystal Savage Subdivision

Board members examined the current submitted plats for the application of Crystal Savage, 46 Ramsell Way, E. Waterboro, ME, for a proposal for a two lot subdivision on Turnpike Road, Map 6, Lot 32A. Lot 1 contains 3.74 acres and has a fifty foot right-of-way across it to the Maine Central Railroad. Lot 2 contains 3.06 acres. Both lots have more than 200 feet of road frontage and will require no construction of roads. Since both lots are under five acres permits will be needed from the NH Department of Environmental Services (NHDES). A letter from NHDES has been received stating the application for a permit was received and is being processed. It was noted that a 22” by 34” size plat has been submitted as requested. Checks for fees and a copy of

the deed have also been submitted to the Board. A hearing date has been set for May 9 and notices posted. No changes to the plats were recommended.

Financial Report

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

Communications

Art York of York Land Services is now representing the applicants in the Goulet/Guilfoyle BLA application on Turnpike Road conditionally approved at the Board's last meeting. He was questioning the need for approval from NHDES but was quoted Env-Wq 1002.78 explaining the reason for the Board's decision. (Env-Wq 1002.78 "When land is exchanged between abutters" as used in RSA 485-A:33, II, means that each lot involved in the exchange retains sufficient area to support: (a) The originally-approved on-site wastewater loading, if the lots were part of a subdivision approved under this chapter or any predecessor statute; or (b) The existing use of the lot, if the lots pre-date the statutory requirement to obtain subdivision approval.)

Board members present who were reappointed to another term confirmed they had taken their oath of office.

Jeff Young made the motion the Board go to their summer schedule starting after the May 9 meeting. They will only meet on the second Tuesday of May, June, July, August and September unless some emergency arises. Gordon Rebello seconded the motion. The vote to accept the motion was unanimous.

Copies of Selectmen's minutes were circulated.

Unfinished Business

Copies of additional road standards along with diagrams were given to Board members. A discussion followed on how to proceed. Gordon Rebello suggested Burr Phillips be asked to develop an outline to present to the Board but others felt this might be too costly. The Board could spend the time to compare the information they have been given with what is now in the subdivision regulations to come up with an outline of their own for Mr. Phillips to review and offer suggestions. This would allow for better tailoring to the town's needs.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:03 p.m.

Charlene Wheeler
Secretary to the Board