

Town of Jefferson
Office of the Planning Board

Minutes
April 28, 2015

Members present: Chairman Gordon Rebello, Michael Meehan, Donna Laurent, Gil Finch, Jeff Young

Absent: Kevin Meehan, Selectmen's representative; Jason Call, alternate; Charles Muller, Scott Guerin, alternate

Others present: Charlene Wheeler, Board secretary

Minutes

Jeff Young made the motion minutes of both the March 24, 2015 and the April 14, 2015 meetings be approved, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Financial Report

Jeff Young made the motion the financial report of April 14, 2015 be accepted, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Communications

A letter of resignation was read from alternate Scott Guerin, Jeff Young made the motion to accept Mr. Guerin's resignation, seconded by Michael Meehan. A short discussion followed about trying to fill vacant positions on the Board.

Copies of Selectmen's minutes were circulated.

Unfinished Business

The driveway entrance for the Lewis property on Route 116 has been officially relocated. Board members examined a new plat showing where the right-of-way is now situated. The NH Department of Transportation is responsible for making sure the conditions of the permit are met.

Updated copies of the Land Use Ordinance were given to those members not attending the last meeting.

Charles Muller's term on the Planning Board expires this year. Jeff Young made the motion the Board recommend to Selectmen his reappointment for another 3 year term on the Board, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Discussion returned to landlocked properties in the town. Board members agreed there were so many variables possibly arising in any proposal of subdivision, it would be very difficult to codify any rules. Plus this doesn't seem to be a major problem which needs addressing in terms of the number of landlocked lots in the town. Setback requirements on either side of a right-of-way to a back lot were discussed. Michael Meehan thought this requirement could be waived if abutters on either side agreed. There was consensus the land under a right-of-way to a new subdivision had to be owned by the subdivider at the time of subdivision. There was concern about creating a nonconforming lot in terms of road frontage if land under a right-of-way was sold. Jeff Young is attending the Spring 2015 Planning and Zoning Conference to be held in Concord on May 2 and he was asked to inquire about what the law requires about rights-of-way

to property proposing to be subdivided. Donna Laurent made the motion this issue be removed from further discussion and if or when any application for subdivision of a landlocked lot come before the Board, the Board examine the application on an individual basis. The motion was seconded by Jeff Young. A vote to accept the motion was unanimous.

Jeff Young made the motion the Board commence its summer schedule beginning in May. The Board will meet only the second Tuesday each month until September unless any urgent business comes before the Board. The motion was seconded by Michael Meehan. A vote to accept the motion was unanimous. The Board's next meeting will be on May 12. Notices will be posted.

Jeff Young made a motion to adjourn the meeting, seconded by Donna Laurent. The meeting was adjourned at 8:00 p.m.

Charlene Wheeler
Secretary to the Board