

Town of Jefferson
Office of the Planning Board

Minutes

September 15, 2015

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

Absent: Charles Muller

Others present: Charlene Wheeler, Board secretary, Cindy Silver, Gardner Kellogg, Tom Brady, Edith Tucker, Jack Sullivan, Nancy Mealy, Forrest Hicks

In the absence of a regular Board member Jason Call was designated a voting member for this meeting.

Minutes

Jeff Young made the motion to approve the minutes of the August 11, 2015 meeting, seconded by Donna Laurent. The vote to accept the motion was unanimous.

Hearing - Haase

Gardner Kellogg representing Franz and Louise Haase and Edward and Eileen Herman-Haase of P.O. Box 2177 Wolfeboro, NH and 711 Fulton St., Medford, MA respectively, presented the Board with a subdivision proposal for a lot of 42.76 acres, Map 17, Lot 5 on Chambers Road to be subdivided into 6 lots. Lot 1 is 10 acres, Lot 2 is 6.88 acres, Lot 3 is 7.26 acres, Lot 4 is 5.55 acres, Lot 5 is 5.75 acres, and Lot 6 is 7.32 acres. All proposed lots have road frontage on either Chambers Road or Cherry Mountain Road. All requested documents except driveway permits were supplied with the application. Cherry Mountain Road is a state highway so access to lots from that road would need state driveway permits as well as town driveway permits for Chambers Road. They still are not completed. Otherwise the checklist was complete. Jeff Young made the motion the application be accepted as complete, seconded by Donna Laurent. The vote to approve 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. Gil Finch said Applebee cemetery should be stated specifically in the deed to Lot 6. Mr. Kellogg said it would be. The FIRM (Flood Insurance Flood Map) 1080D had been checked previously and none of the lots were designated a flood area for insurance purposes. There were also questions about the placement of any new utilities poles in relation to those already existing and shown on the plat. There was concern about utilities going to Lots 2 and 3. Easements would have to be obtained and stated in deeds to ensure access to utilities to these two lots. Would the location of the current poles have to be changed? Mr. Sullivan wanted to know the location of Lot 3 in relation to the snowmobile trail but it was determined Lot 3 would not affect the trail. Ms. Mealy, an abutter to proposed Lot 1, said much of area is not buildable because of flooding and was concerned there be enough buildable area there. She was also concerned about any new road construction. No new roads needed to be constructed for this subdivision, since all had frontage on either town or state roads. There was already a house on Lot 1 and no new building sites were anticipated. Forrest Hicks looked at the plat and asked about the condition of the existing bridge on Chambers Road. Kevin Meehan said the bridge was in need of repairs and it was on the Selectmen's short list of repairs to do. Jason Call asked if Chambers Road was a Class V road

and was told by Mr. Meehan that it was. Edith Tucker said she was very impressed with the cemetery site on the property. Jason Call asked Ms. Mealy if she had seen Mill Brook flood and she said yes, it can do quite a bit of damage. Mr. Call also asked Mr. Sullivan to confirm the proposed subdivision does not affect the current snowmobile trail and Mr. Sullivan confirmed that it did not. Forrest Hicks said with the brook and wetland on Lots 5 and 6 no one in their right mind should build there. Mr. Hicks pointed out there were a pole and lines across these lots not indicated on plat. It was unclear if this line is still operational and an easement existed. There being no other questions or comments, Jeff Young made the motion the public portion of the hearing be closed, seconded by Michael Meehan. The vote to approve the motion was unanimous. Mr. Sullivan left the meeting.

After a short discussion about ensuring access to utilities for all lots and needed driveway permits, Jeff Young made the motion to conditionally approved the subdivision. The three conditions being: (1) copies of needed driveway permits from both the town and state be supplied to the Board, (2) work with Eversource to develop and present a plan for easements to ensure utility access for Lots 2 and 3, and (3) inform Board if utility line from Cherry Mountain Road on to the property (and not shown on the plat) is operational, whether or not there is an easement for such a line, and indicate such on the plat. Mr. Kellogg thanked the Board. He, Ms. Mealy, and Mr. Hicks left the meeting.

Consultation – Six Gun City

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 new Lot 1 of 52.55 acres would then be subdivided to create three new lots of 29.3 acres, 11.5 acres, and 11.75 acres. The Board requested no changes to the boundary line adjustment or subdivision being proposed but the plats presented were not acceptable for an application. There were several items that needed to be either corrected or added to the plats. Mr. Brady was given application forms as well as a checklist listing all the requirements. Since all property is under the same ownership, both applications with the same abutter list will be noticed at the same time and there will be only one fee charged to Six Gun City. However, there will have to be additional checks to the Registry of Deeds because two mylars will be filed. A hearing was scheduled for October 13 assuming the completed applications are received before September 23. Mr. Brady thanked the Board and he and Edith Tucker left the meeting.

Financial Report

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

Communications

Copies of building permits were circulated.

NH Planning and Land Use Regulation Handbooks can be ordered again. The Board decided to limit the order to office copies as all members received new handbooks last year.

A workshop, “Raising New Hampshire”, on September 26 in Peterborough was announced.

The Board secretary said there is a workshop in Berlin on September 22 on the right-to-know laws she plans to attend. There is no charge for the workshop.

The date for the NH Municipal Association's annual Law Lecture Series has been announced to be held in this area at the North Country Education Services in Gorham (by videoconference). The cost is \$35 per lecture or \$90 for all three. The Board always receives a transcript of each lecture for reference.

The Board received notification of a wetlands permit from the NH Department of Transportation to install slip lining in culverts on NH Rt 115 in the towns of Jefferson and Carroll.

The latest edition of *A Hard Road to Travel* is available at the town office. Chairman Rebello said Board members should borrow it to read as he found it very informative and easy to understand.

Copies of Selectmen's minutes were circulated.

The Sept./Oct. issue of *Town and City* was circulated.

Other Business

Cindy Silver was asked if she wanted to become an alternate member of the Board and she said she did. Jeff Young made the motion that a recommendation be made to the Selectmen to appoint Cindy Silver as an alternate member, seconded by Michael Meehan. The vote to accept the motion was unanimous. The Board secretary will put together a package of documents, handbook, and information for Ms. Silver.

Jeff Young made a motion to adjourn the meeting, seconded by Michael Meehan. The meeting was adjourned at 8:55 p.m.

Charlene Wheeler
Secretary to the Board