

Town of Jefferson
Office of the Planning Board

Minutes
April 23, 2013

Members present: Chairman, Susan Griffin; Michael Meehan, Kevin Meehan, Selectmen's representative; Donna Laurent, alternate; Vernon Matson, Jeff Young, Charles Muller, Gordon Rebello

Absent: Jason Call, alternate

Others present: Charlene Wheeler, Board secretary

Chairman Susan Griffin opened the meeting at 7:00 p.m.

Minutes

Jeff Young made the motion to approve the minutes of the April 9, 2013 meeting as read, seconded by Gordon Rebello. Kevin Meehan made a motion the minutes be amended by removal of a sentence, seconded by Michael Meehan. After discussion the vote to accept the motion was passed with one member voting against. Jeff Young then made the motion to approve the minutes as amended, seconded by Michael Meehan. The vote to accept the motion was unanimous.

Consultation - Kenison

Roger and Sandy Kenison asked to consult with the Board to correct an error made in recording a boundary line adjustment approved by a past Board and also to seek a new boundary line adjustment. They asked the Board to correct an error made when a boundary line adjustment between Lots 60C and 60D, Map 14 which was approved in 1989 but never recorded with the Coos County registry of Deeds. They also propose to adjust boundary lines between Lots 60D and 60E, Map14. The Board secretary reported she had received a redrawn plat from the Kenisons with structures as requested by the Board at their last meeting. Board members examined the new plat and the consensus was to move forward with the scheduled hearing on May 14.

Consultation - Davis

The Board secretary said she had contacted Susan Curley of Ransmeier & Spellman who had requested the Board's opinion on the need for a subdivision. The Board said a subdivision was needed with the cemeteries delineated with dimensions. The telephone call was followed up with a letter confirming the conversation. Nothing more has been heard about the proposal. Chairman Griffin requested a copy of the confirmation letter.

Communications

A copy of a building permit was circulated.

Copies of Selectmen's minutes were circulated

Unfinished Business

At their last meeting Board members, although pleased to see an expansion of attractions at Santa's Village, which is of great benefit to the town, expressed concern about the safety of patrons who cross Route 2 from parking areas. Chairman Griffin and the Board secretary had drafted a letter as requested to the Board of Selectmen expressing the Planning Board's concern and seeking a way to work together with the state and Santa's Village to find a solution to this problem. The Board had planned to send copies of the letter to only those mentioned in the body of the letter, but at the request of Kevin Meehan, Chairman Griffin said she agreed not to send any of those letters until further discussion at the Planning Board's next meeting. The Board of Selectmen in response sent a letter to the Planning Board and copies of the letter were distributed. Chairman Griffin read the letter aloud saying Selectmen missed the point of the Planning Board's request. The Planning Board wasn't questioning the Selectmen's authority to issue building permits or trying to undermine that authority but only asking to help seek solutions to safety issues which may be impacted by welcomed growth. Kevin Meehan said the Selectmen thought the Planning Board was overstepping their bounds. Chairman Griffin asked Kevin Meehan, if he thought the Planning Board shouldn't express their concern by sending these letters, why didn't he say something at the time as he was present during their last meeting as a representative of the Selectmen. If the Selectmen are suggesting a joint meeting, this is what the Planning Board was asking for in their latter, nothing more than that. Charles Muller, who serves on the North Country Council's transportation committee, said the Santa's Village issue is always included in recommendations but projects in the North Country keep getting pushed further into the future because of lack of state funding. There is no money except for the slim possibility of grant money but, as a volunteer, he does not have the time required to put together a grant application. North Country Council's transportation committee meets once every two months during the afternoon. For most representatives with jobs this makes it difficult to attend meetings. Usually only 5 or 6 members attend out of 33 towns and they are usually paid employees of the town and this is a part of their duties and they have other agendas. Even though they offer assistance, NCC doesn't seem to have much ability to move issues. It was also noted that some past Planning Boards may have felt the business in question should bear the cost of remedial actions rather than the taxpayer. Gordon Rebello, whose business is across Route 2 from Santa's Village, said the parking lot next to his property has been greatly expanded and described some steps that have been taken to make patrons crossing Route 2 safer. Because of wetlands he didn't think a tunnel would be feasible and a walkway above the road wouldn't be handicap accessible. Warning lights similar to school warning lights or at the least lower posted speed limits would be helpful. Kevin Meehan agreed. Chairman Griffin said that this was the whole point of the Planning Board's letter to the Selectmen. We need to get together as a team to help solve a problem. Kevin Meehan said a meeting could be held with the Selectmen, the Planning Board and a representative of Santa's Village to share information. The Planning Board was asked to compose a letter to the Selectmen to ask for such a joint meeting and the Selectmen could invite other parties they deem helpful and a date could be set convenient for all. Chairman Griffin agreed to compose such a letter.

The Board secretary reported she had spoken to Mr. Lieberum about his letter of credit and his request to meet with the Board about utilities in the subdivision on Stag Hollow Road. He said a potential buyer for the remaining unsold lots was scheduled to look at the lots in the next week and would call before the Board's next meeting to schedule a meeting between himself and the Board.

Chairman Griffin asked Board members to consider going to a summer schedule again as they had done the previous year. After discussion, Charles Muller made a motion to begin a summer schedule of meeting only on the 2nd Tuesday of the month beginning on May 14 unless business necessitates additional meetings. The motion was seconded by Vernon Matson. The vote to accept the motion was unanimous. The Board will meet on May 14, June 11, July 9, August 13, and September 10 with the Board's regular schedule resuming in October.

Other Business

Michael Meehan said he had some conversations with board members in Lancaster who said problems created when property owners didn't file revised deeds after requested boundary line adjustments were approved. If deeds are not filed in a certain time period the boundary line adjustment becomes null and void. However, the deed is the land owner's responsibility. The Board secretary described the confirmation letter to applicants after their application is approved by the Board and the plat has been filed. In further discussion it was asked if there was a need to create a checklist for boundary line adjustments to help guide the Board and the applicant. A reminder about making sure new deeds were also filed as well as the approved plat could be on the checklist. Developing a checklist for boundary line adjustments will be put on the agenda for the Board's next meeting.

Board members mentioned the progress on the demolition of the Moulton building and asked if anything was known about the property near the Randolph town line which used to be the site of a window business and greenhouse. It seems to be abandoned with lots of junk lying around.

Jeff Young made a motion to adjourn the meeting, seconded by Charles Muller. The meeting was adjourned at 8:25 p.m.

Charlene Wheeler
Secretary to the Board