

Town of Jefferson  
Select Board Meeting  
December 19, 2022  
Jefferson Community Center

The meeting was called to order at 7:07 p.m. by Kevin Meehan (Select Board Chair), Norman Brown (Selectman), Terri Larcomb (Selectman), Christian Gainer (Zoom), Dan Kenison, Brian Matson and Kate McMann, present.

The pledge of Allegiance was recited to salute the flag.

**Selectman Norman Brown made a motion to approve the Budget Workshop meeting minutes from November 21, 2022, the Tax Rate meeting minutes from November 23, 2022 & Board of Selectman meeting minutes from November 28, 2022. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**

**Selectman Norman Brown made a motion to approve Payroll for December 5, December 12, & December 19, 2022. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**

**Selectman Norman Brown made a motion to approve Accounts Payable December 2, December 9, December 12, December 15, and December 16, 2022. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**

**Selectman Norman Brown stated that the Library Trustees probably would not attend. He had spoken with Liz and they had an issue that they thought should be discussed with the Select Board but they had decided to discuss it more amongst the trustees and then see if it actually needs to come to the Select Board.**

**Other Business:**

- Select Board reviewed and initialed Unpaid Bills for 12/16/2022.
- Select Board reviewed and initialed bank deposits for 11/22, 11/29, 12/6, & 12/15/2022.
- Select Board reviewed and initialed General account statement for the month of November 2022.
- Select Board reviewed and initialed ICS account statement for the month of November 2022.
- Select Board reviewed and initialed GL's 12/7/2022 returned checks
- Select Board reviewed and signed the Disbursement of Funds.
- Select Board reviewed and signed the Property Tax Oath.
- Select Board reviewed, motioned, and signed building permit for Santa's Village. **Selectman Norman Brown made a motion to approve building permit for Santa's Village located at 528 Presidential Hwy for the replacement of a roller coaster. Selectman Terri Larcomb seconded the motion. Christian Gainer explained the differences between the current roller coaster and the**

replacement roller coaster. With no further discussion the motion was passed unanimously. Mr. Gainer then exited the meeting.

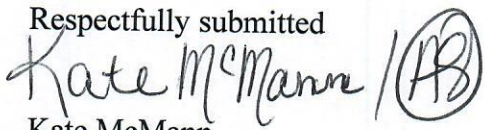
- Select Board reviewed, motioned, and signed building permit for B. Matson. Selectmen Norman Brown made a motion to approve the building permit for B. Matson located at the Easterly corner of Presidential Highway and Ingerson Road (Map 10, Lot 34A) for two 200' X 30' storage units. Selectmen Terri Larcomb seconded the motion. Brian Matson questioned how the storage unit would be taxed if income had anything to do with it. Selectmen Norman Brown explained that assessors come from other communities and other communities sometimes tax according to the revenue generated however that is not how Jefferson is taxed. Jefferson is taxed based on property value. Kevin Meehan then explained that this would be a change of use issue and would require Zoning Board of Adjustment (ZBA) approval to change the use from a parking lot. The Select Board raised many concerns and questions with the process set forth by the ZBA and the potential for opinions and inconsistencies versus rules and laws weighed on each application. After much discussion, the motion was passed unanimously with the stipulation that Mr. Matson obtains ZBA approval of change of use and deeded ownership or written permission of current landowner.
- Select Board reviewed, motioned, and signed building permit for D. Kenison. Selectmen Norman Brown made a motion to approve the building permit for D. Kenison located at 859 Meadows Road for building a second storage unit to be 30' by 100'. Selectmen Terri Larcomb seconded the motion. Kevin Meehan stated that this would require an expansion of use approval from the ZBA. Dan Kenison mentioned that his father had obtained ZBA approval back in 2005 for up to four units. Kevin Meehan then explained that he would have to go through the process again due to the lapse in time, as the approval expired after one year, and the expansion of use. After much discussion, the motion was passed unanimously with the stipulation that Mr. Kenison obtains ZBA approval of expansion from one unit to two units.
- No Budget items were discussed

Public Input: None

Selectman Norman Brown made a motion to adjourn the meeting at 8:26 p.m. Selectman Terri Larcomb seconded the motion, with no discussion the motion was passed unanimously.

\*\*\*Next Select Board meeting will be held on Tuesday January 3, 2023 @ 7:00 p.m.\*\*\*

Respectfully submitted

 (A)

Kate McMann

Office Assistant to the Select Board