

**Minutes**  
**October 8 ,2024**

**Members present** : Chairman Mike Meehan, Bob Roy, Jason Call, Kevin Meehan, Select Board's representative, Mike Smith, Mark Gross

**Absent** : Rebecca Hatfield, Andrea Gendron

**Others present** : Michelle Gross; secretary, Micheal Fraser and Aaron Gross

Chairman Meehan opened the meeting of the Planning Board at 7:04pm.

**Minutes**

Jason Call made the motion to approve the minutes with corrections, of the Sept 24,2024 meeting, seconded by Bob Roy. The vote to accept the motion was unanimous.

**Consultation**

Aaron Gross (Map5a Lot 27) Presidential Highway came to the board to :  
Look for some advice as he would like to subdivide his current lot. The board suggested the first step for Aaron to do was to consult with the town road engineer to review the road specs of Cowpath Dr. that is on his property and that road would be used as the driveway.

Micheal Fraser -(Map 8,Lots 43 & 44),Presidential Highway, proposed Events Center and campground,came to board to discuss his proposal. He would like to construct a campground and additional dwelling on the lot. He explained that the campsites would be considered primitive,appxly 30 sites. Mike Meehan suggested that Michael needs to review the campground regulations on our website, and also the street design and construction. Jason Call mentioned that he is concerned about the slope of the road that would access the site off of Route 2. The board also reminded Michael of the 200' boundary setback to protect abutters. In finalization - Michael Fraser will review all the regulations and re-visit the board at a later date.

**Financial Report**

Bob Roy made the motion to approve the Financial Report,seconded by Jason Call. The vote to accept was unanimously. Mike Smith asked if we should have a line item in the budget for legal consults. Michelle will ask Amanda Simino,town's administrative assistant.

### Communication

Planning board secretary received an email from Dennis Cornish (Map 17, Lot 14a) John Walker Rd. He would like to know if he can sub divide off 2 acres of his current lot of 6.51 acres. Michelle will contact Dennis to have him come to the next meeting for a consultation. He is also asking if a garage can be built near his current home, Michelle will direct him to call the town office to submit a building permit and meet with the Selectmen.

### Unfinished Business

Board discussed how to communicate that we no longer offer video conferencing. It was decided that all planning board forms/applications need to be updated with the following statement - Jefferson Planning Board will no longer host video conferencing. Michelle will update the forms. Bob Roy made the motion to replace the new wording, seconded by Mark Gross. Vote is unanimous. Michelle also reminded the board that budget work will need to be completed by October 31, 2024.

The board's next meeting will be October 22, 2024 at 7pm.

Bob Roy made the motion to adjourn the meeting, seconded by Jason Call. The meeting adjourned at 8:45pm

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Michelle Gross  
Secretary to the Board