

Town of Jefferson
Office of the Planning Board

APPROVED MINUTES

Minutes
January 14, 2025

Members present : Chairman Mike Meehan, Mike Smith, Jason Call, Kevin Meehan, Select Board's representative, Mark Gross, Rebecca Hatfield, Bob Roy, Andi Gendron: alternate
Others present : Michelle Gross; secretary, Richard Garabedian, Charles Larcomb, David Passios

Chairman Meehan opened the meeting of the Planning Board at 7:00pm

Minutes

Mike Smith made the motion to approve the minutes of the December 10, 2024 meeting, seconded by Bob Roy. The vote to accept the motion was unanimous.

Public Hearing

Mike Meehan opened the Public Hearing for the two proposed language adjustment in the Land Use Ordinance sections. (Article XII, Recreational Campgrounds and Article III Section 4 Definition - Frontage)

Mike Smith made the motion to open for public comment, Mark Gross seconded the motion. Passed unanimously. Mike Meehan asked Michelle Gross if town lawyer, Laura Spector reviewed and approved the changes, Yes that was done. David Passios asked why the language change needed to occur? Kevin Meehan and other board members stated the main goal was to clarify the definitions. David Passios expressed his gratitude to the board members and he is learning the process of how the town offices and boards operate. Charles Larcomb inquired about the definitions - Right of way and frontage. [Kevin Meehan](#) and Mike Meehan addressed the differences of the definitions to the group. Mike Smith explained the definition of a boundary line. David Passios inquired if campgrounds are grandfather ruled if less than 200 feet prior to LUO/Master Plan, revised over the last few years. Correct, they are.

Richard Garabedian addressed the board on his concerns on why language changes needed to happen. Jason Call and Kevin Meehan both explained we do not have a definition of right of way in LUO, but we do in subdivision regulations. The board's goal again is to clarify the definitions. Richard and board members had revolving discussions pertaining to road frontage, ROW, Class 5 or 6 roads. Richard expressed he did some investigating research on what roads were deeded to the town. He provided a document from NHDOT, showing details on the roads, stating 5 or 6 roads that are deeded to the town.

Mike Meehan and Jason Call spoke about that some roads were regulated on or before 1987. A lengthy discussion prompted by Kevin Meehan explained that clarifying the definitions are again needed.

It was explained that you cannot use a ROW for frontage to build a subdivision.

Kevin and other members

again explained our goal is to clarify the definition of Frontage as well. Lastly, Richard asked the members if they feel that the public notice that was posted was enough for the general public understands the language change. Members explained to the audience members the reason why we post notices for hearings so that citizens of Jefferson can attend hearings and urge our citizens to attend the meetings. Mike Smith made the motion to close public hearing, seconded by Mark Gross. Passed unanimously.

Vote to accept new language change on Article XII -Recreational Campgrounds and Article III - Permitted Uses Section 4 DEFINITIONS -Frontage. Motion to accept by Bob Roy, seconded by

Mark Gross, passed unanimously. Board explained to Michelle what the next steps are on this process. These will go as warrant articles and will go to ballot for the town people to vote on.

Other Business

Jason spoke that he attended the most recent Zoning board meeting and updated the group on a setback proposal and 2 short term rentals. Michelle gave an update on the following : Advertisements and pricing, possible date of continued hearing for Waumbek LLC,

Brady/Matson Public hearing of BLA on 1/28/25. Michelle presented the board with a draft copy of the JPB Annual statement for Town Report. Board members reviewed and made a few slight changes. Michelle to email Mike Meehan and Amanda Simino the final copy on 1/15/25.

The board's next meeting will be January 28th at 7pm.

Bob Roy made the motion to adjourn the meeting at 7:55pm, seconded by Mike Smith

Signed MGross
Michelle Gross
Secretary to the Board