

Town of Jefferson
Planning Board Meeting
April 8, 2025
Jefferson Community Center

The meeting was called to order at 7pm. by Chairman Bob Roy
Role Call taken - Mike Meehan, Mike Smith, Mark, Gross, Jason Call, Selectmen board member Kevin Meehan were present. Our lawyer for the town - Laura Spector - Morgan
Absent - Rebecca Hatfield, Andrea Gendron
Others present - Forrest Hicks, Thomas Smith, Brent Cole and Justin Daicneault of Granite Engineering, Phillips Hastings, Cathy Conway, Kevin Conway, David Conway, Dave Passios, Mark Corrigan, Rebecca Hatfield

Continuous hearing of WAUMBEEK CLUSTER SUBDIVISION Tax Map #8, Lots 4, 4a, 4b, 4c & 29
Phase 1

Chairman Roy opened the continued public hearing for Waumbek Partners, a phased development from existing lots, Map 8, Lots 4, 4A, 4B, 4C, and 29. With the application itself came a multipage document called a Cluster Subdivision Agreement intended to provide a legal framework for the timely and orderly development. Town's attorney Laura Spector-Morgan and Waumbek Attorney Phillip Hastings were introduced and led a discussion addressing the points of the Cluster Subdivision. Both lawyers reviewed the plan in depth. The board was reminded that the road for Phase I will be a Private Rd/Access Rd to the Phase. All road standards including ditching and culverts have been noted, surface storm water meeting NHDES standards. Members also received the Subdivision agreement and all waivers (appendix a, section 8.3 -Right of way width; sections 2.7 Private Rds and access to public street; section 6.9 sidewalks. All electricity will be underground with one pole on Rte 115a. Justin of Granite Engineering reported that all permits will be submitted, including NHDOT, NHDES, NH Fish and Game. All homesites will have their own well and septic systems. Private Road discussion was brought up again, they discussed that this will not be a Town Road. Leach field will go in the common area.

Chairman Roy motioned to open to Public Session

Public input - A question was asked if all waivers have been received? Yes that is correct, stated by the Town Lawyer. What entity is responsible for stormwater system and retention ponds maintenance? The homeowners association in their bylaws will be responsible for this. Who is in charge of moderating this? The town is not responsible. Again the association will be. If any failure this goes on to the Waumbek Partners LLC.

Board reviewed again that the road will be Private and not Town. This private road will be built to town specifications as Forrest Hicks and engineers reminded the Board of this.

Public comment -regarding Cluster Subdivision agreement, Does Phase I have proper access to Phase II ? Mr Hastings spoke that the Planning Board is only approving for Phase I at this time, and is non relevant. Board member asked if there is a timeline of the phases? Pg 5 of agreement 7.4; If more than 10 years lapse all vested rights will terminate. Must be done within 10 yrs.

Public comment - Is there a maximum density and is it noted ? Page 5 of plan (colored page)

Noted: 80 acres of 203 acres.

Both lawyers noted that the agreement protects all parties, the Town and the Waumbek Partners LLC.

A resident asked if the public notice of the continuous hearing was posted correctly ?

After lengthy discussions of various topics, we moved forward to review the waivers and cluster agreement.

All waivers were reviewed with members and Laura. Section 6.9 Sidewalks, Motioned by Kevin,seconded by Mike Meehan - Passed, all in favor; Section 8.3 Right of way Width, motioned by Kevin,seconded by Mark,5 YES, 1 NO, Passes Section 2.7 Private Roads, motioned by Kevin, seconded by Mike Meehan, Passed all in favor; Section 6.4 Access to Public Street,motioned by Kevin,seconded by Mark,Passed all in favor.

Kevin Meehan made the motion to approve the Subdivision and Mark Gross seconded. Passed unanimously with 2 conditions of approval -Road shall be a Private Road and maintained by association and shall remain Private. And developers shall obtain all local/state/federal approvals.

Motion was made to approve Chair Roy to sign mylar,stamp and date cluster agreement. Passed unanimously.

Motion was made to close the Public hearing at 830pm.

Draft minutes were reviewed,amended. Mike Smith made a motion to approve amended minutes of the 3/25/25 meeting. Seconded by Mike Meehanm - Passed unanimously.

Financial report was reviewed by members. Jason Call motioned to accept.Kevin Meehan seconded. Passed unanimously.

Motion to adjourn meeting by Mike Smith,seconded by Mark Gross; passed unanimously
Meeting adjourned at 850 pm

Michelle Gross
Secretary of the Jefferson Planning Board.