
Planning Board Minutes -- 02/11/2016

JACKSON PLANNING BOARD

MINUTES –February 11, 2016 – REGULAR MEETING - UNOFFICIAL UNTIL APPROVED

Call to Order: The meeting was called to order at 7:05 pm by Dick Bennett, Chair. Attending were: Members Dick Bennett, Scott Badger, Larry Siebert, Sarah Kimball, John Allen, and Betsey Harding, and Alternate Kathleen Dougherty. Dick announced that all would be voting. In the audience were videographer Hank Benesh (who was filming the proceedings), and Richard Levine of Dana Place.

Minutes of January 14: Larry moved, and Sarah seconded, acceptance of the minutes, and all approved.

Preliminary Conceptual Consultation, with Richard Levine, regarding ideas about changes that might be made to Tax Map R-04, lot 5, at Dana Place on Route 16; Owners: Boston Corporation of Mount Washington Valley. Richard Levine presented some history of the prior development of the area and about the existing buildings. He explained difficulties with the current state of some of the original buildings. Of the original approvals, there are ten undeveloped lots remaining. Mr. Levine would like to build those as 2-bedroom cottages, about 950 square feet each, designed so that they could be sold, though he would not plan to sell them. He stated that there is a question as to whether these additional units must be created within two buildings or if they can be built in separate cottage-style units. In addition, because most of the former Dana Place Inn structure needs to be removed, he proposes to remove the right side and build ten 1-bedroom cottages, of about 650 square feet each. He explained that he envisions this change as converting a thirty-room hotel and dining room for 100 people into ten 1-bedroom homes. Board members reviewed some of the earlier notes, letters, and minutes regarding prior approvals, and recommended that Mr. Levine talk with his attorney and review the original approvals and deed, as well as the condominium documents to determine any requirements and conditions. Board members commented that, if such examinations prove that condominium owners' approvals are required in order to make changes, then holding a forum to present the whole proposal might be the best approach toward creating better understanding of the issues. In addition, Board members will need to determine to what extent prior Board approvals govern what can be constructed there and how.

Old Business: John reported that one person he contacted for the Board's minute-taker opening had no interest in the job. No other candidates have been contacted yet, but Larry agreed to take on that project.

Dick reviewed Board members' appointment dates, and suggested to Kathleen that she submit a letter to the Selectmen indicating her interest in renewing. In addition, he will discuss with any Board member who has difficulty attending meetings the possibility of becoming an Alternate instead of being a regular Member.

Copies of the draft Checklists required by the Board for review of plot plans (for subdivisions or lot line adjustments) were circulated to the Board. New checklists are required because of changes previously approved to the Subdivision Regulations and Lot Line Adjustment Regulations. After a brief review, Board members agreed that these new Checklists might be slightly easier for people to review in preparation of applications; they will be available online at the Town website.

Continued Review of Master Plan: At the Purpose section, wording seemed fine as previously changed, updating the Master Plan date to be 2016. For the Vision and Goals section, at NATURAL RESOURCES GOAL, Larry suggested getting maps of environmentally sensitive areas from the Upper Saco Valley Land Trust to help with the second policy, concerning sensitive lands. At the fifth policy of that section, change "Develop regulations to protect groundwater..." to "Continue inspections to protect groundwater..."

At MUNICIPAL SERVICES GOAL, add two new policies: 1) Examine water quality within the central Village area and consider the possibility and benefits of a centralized septage system, and 2) Examine opportunities to bury electric lines whenever road and other systems are being improved.

At DIRECTIONS FOR FUTURE LAND USE, the first sentence at Current Zoning Regulations should read: "Since Jackson voters adopted zoning regulations in 1971, development has occurred largely as prescribed, with the exception of modifications made to non-conforming uses and structures." For the next paragraph, Sarah agreed to reexamine the 2014 Survey results for appropriate wording. We agreed that some wording regarding the need for regulations at hillsides and or ridgelines should be kept as part of the future land use section. In addition, we agreed to include wording such as: The 2014 Build-out Analysis suggested a reexamination of zoning districts to consider ways to maintain rural character while fostering the economic health of our community.

In conclusion, we discussed ways to deal with the need to include maps that would indicate desirable future changes, in accordance with State requirements.

Next Meeting Date: Because Town Meeting will be held at the same time as our regular meeting date and time, we agreed that our **March Planning Board meeting will occur on Thursday, March 10, at 4:30 PM.** On the agenda for that meeting will be a proposal for changes at Nestlenook.

There being no further business, Larry moved, and Sarah seconded, to adjourn the meeting at 9:30 PM.

Respectfully submitted,
Betsey Harding

(Note: an audio-visual record of the meeting may be found on Jacksonflicks.com)