

## JACKSON PLANNING BOARD

### MINUTES – June 8, 2017 – REGULAR MEETING

#### - UNOFFICIAL UNTIL APPROVED

**Call to Order:** Bill Terry, Chair, called the meeting to order at 7:07 pm. Attending were Members Sarah Kimball, Scott Badger, Dick Bennett, Kathleen Dougherty, Chris McAleer, and Bill Terry. Betsey Harding, Alternate, was unable to attend. All Members would be voting. Also attending were Jerry Dougherty III, Tara Bamford, Senior Planner with North Country Council, Victoria Laracy, Executive Director of MWV Housing Coalition, Andy Fisher of Ammonoosuc Survey, Cynthia Wenger, Steven Whitaker, and Hank Benesh. who was making an audio-visual recording of the meeting.

**Minutes of May 11:** The minutes were unanimously approved.

**Matters not on the Agenda for the evening:** none.

**Work on Master Plan Goals:** Tara Bamford from the North Country Council presented and updated an April 2014 report on the potential building expansion for both Commercial and Residential properties within the Town of Jackson. At this point Victoria Laracy, Executive Director of the MWV Housing Coalition, also joined the conversation.

Tara pointed out that there is a significant property in Jackson that could be used for both commercial and/or residential development if this is the direction Jackson wants to pursue. She suggested setting up a Floating PUD district that would permit commercial along with residential with its own water and sewerage systems, in which the potential developer would select the site. Figure out what will appeal to a developer, what sorts of incentives could be workable. Tara also suggested cleaning up the wording of our Multi-Family Housing District, removing reference to Single-Family and adding wording about Duplex units. Tara stated that our current Workforce Housing District simply doesn't have the incentives needed, since the septic design/ lot size numbers don't differ significantly from the Town's standard regulations. In a floating district, regulations on number of workforce units, timing, monitoring, etc. could be set. A DES density combined with reduced lot frontage might be a start.

Victoria suggested that for housing to be affordable rents need to be in the range of \$750 for a 1 bedroom and \$850 for a 2 bedroom apartment. For home ownership the pricing needs to be in a range from \$175,000 to \$250,000 to be affordable. The goal is that no more than 30% of income should be devoted to housing. The dilemma is that many workers in the North Country, specifically Carroll County, do not have incomes that match these required levels. The discussion involved the specific dilemma that municipal employees like teachers, police, firefighters and other town employees, especially those with young families, are often priced out of the towns in which they work. Town-set tax incentives to encourage long-term rental of accessory units rather than short-term vacation rentals; Tara commented that she doesn't know about state laws permitting that. Victoria mentioned the MTag grants program offered through NH Housing Finance Authority, with a new granting opportunity offered in the fall. The Town could apply for a grant of \$5,000 for a planning consultant that could help with a district design and public awareness; a Plan NH representative could attend a meeting to provide additional information on the grant process.

**Other business:** Andy Fisher of Ammonoosuc Survey, along with property owner Cynthia Wenger, discussed pending plans to split up a 35 acre lot located between Stem Turn Lane and Switchback into 2 lots with a building on each lot. There is acceptable access to the Stem Turn lot, and a small amount of frontage on Switchback, where one residence could suitably be placed near that road. What could be done, short of building a Town-spec road? The Planning Board cannot waive that requirement; following that denial, appeal could be made to the Zoning Board of Appeals for a variance.

Steven Whitaker of Attitash Realty discussed a property consisting of 2 adjacent lots of record on Eagle Mountain Rd; these lots do not meet the town regulations for frontage. One lot has been approved for septic for one residence, but yet not the second lot. The prospective buyers want written assurance that the second lot is also buildable. The Board stated that such a statement could not be provided by us; perhaps the Board of Selectmen or Building Inspector could provide that assurance.

Reminder: There will be a Planning Board Workshop at North Country Council on Saturday 6/10 from 9 am to noon at 262 Cottage St. Suite 246, Littleton.

Adjournment: Dick made the motion and adjournment was approved at 8:58 pm.

Respectfully submitted by Chris McAleer

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