

## JACKSON PLANNING BOARD

### MINUTES – September 14, 2017 – REGULAR MEETING

#### - UNOFFICIAL UNTIL APPROVED

**Call to Order:** Bill Terry, Chair, called the meeting to order at 7:00 pm. Attending were Members Scott Badger, Kathleen Dougherty, Betsey Harding Sarah Kimball, Chris McAleer, and Bill Terry; Dick Bennett had informed the Board that he would be unable to attend. All would be voting. Also attending were Bea Davis and Hank Benesh, who was making an audio-visual recording of the meeting. Bill announced that Betsey is now a full Member, following her swearing in.

**Minutes of August 10:** Scott moved approval of the minutes as distributed, Chris seconded the motion; they were unanimously approved.

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

**Discussion of Proposed MTAG (Municipal Technical Assistance Grant):** This grant is offered to towns seeking ways to increase housing opportunities. Scott introduced the discussion with information about the process followed in developing a proposal seeking consultants, and mentioned the pro-bono support we received from Peter Werwath, a retired planner. He also stated that we received applications from five firms and individuals, with bids ranging from \$25,000 to under \$6,000, and with different styles and approaches to working with our town. Betsey added that we gave additional weight to applicants that seemed to have knowledge of small towns and North Country ideas. Greater diversity of housing - for seniors, young families, homes with less outdoor maintenance, homes with first floor bedrooms - could be beneficial for Jackson. Discussion ensued about what type of difference a consultant might make, how and even whether developable land might be found in Jackson, whether there might be town funding or private funding, whether an organization such as Habitat for Humanity might help, where any suitable parcel of land might be, and how feasible creating a community well and septic system truly is. Bill related an experience with a consultant who told his firm that if things needed to change, they needed to change them. Kathleen stated that the flatter land of other Valley towns makes for easier development, while Chris commented that we are a part of the Valley community, and that obligates us to do our own part. Scott stated his opinion that our ulterior purpose is to preserve the community in Jackson, adding that he values the community as much as he values the view, and also stating that town purchase of land might be the best way to facilitate a more diverse community. In the end, we agreed that an outsider may find possibilities we are not aware of, especially since our goal may be only to create four or five homes a year for several years. Scott and Betsey explained their reasoning for selecting a firm located in Plymouth, NH, the principal of which worked in the Office of State Energy and Planning, and who has good awareness of North Country towns. Their submitted bid is for \$17,550; we might add on \$1,000 for possible expenses for one or two potluck suppers or desserts. The Town would be responsible for a match of up to 25%. It appears that a second grant would help to reduce the Town's payment to approximately \$2,500. Scott and Betsey told of their presentation to the Selectmen at their meeting earlier in the day, explaining about the grant program, questioning how invoices would be paid, what part if any of the payments would be included on the Town Warrant for the March Town Meeting, and who would sign the application. The Selectmen asked that we develop a list of questions to ask Town Attorney Peter Malia by Monday, September 18. Betsey handed out to members a suggested MTAG proposal, mentioning that our selected consultant may make suggestions to improve the wording before we submit it. **Chris moved approval of submitting the grant proposal; Betsey seconded it, and all approved.**

**Other business: Site Disturbance:** Julie Hoyt had contacted Betsey about Dick Bennett's concerns about townsfolk not paying attention to requirements (Section 4.1.6 of the Zoning Ordinance) to prevent erosion when they are clearing trees or disturbing existing vegetation that results in erosion. At this time, the Ordinance wording is "Any Site Disturbance... shall be designed and performed reasonably to prevent increased rate of run-off, soil loss, or Erosion," but no specific methods are required; instead, guidelines are available. The question is, should our Ordinance spell out exact steps people must take? Betsey commented that the Enforcement section of the Ordinance allows fines to be imposed. Chris commented that if fines are imposed word will get around. We agreed that putting information about Section 4.1.6, and possible fines for violations, into the Jackson ENews might be an

effective approach. No action was taken because we hope to have Dick Bennett's input on the topic at the next meeting.

**Review of Fee Schedule for Subdivisions:** Betsey explained that Julie Hoyt had brought to her attention the fact that our Fee Schedule does not seem to be based on actual current costs. We agreed that fees should be realistic, relating to actual costs anticipated to result from a request to subdivide, or revise existing boundary lines, etc. We want to be sure that administrative time is appropriately billed, that County fees are suitably covered, but that no unnecessary fees be charged. Betsey will work with the Selectmen's Office to develop recommendations for the Selectmen on an appropriate fee schedule.

**Planning Board Handbook:** Bill stated that there is a handbook available online, and in paper for \$7 per copy, and asked about members' interest in having a copy. Everyone present requested a paper copy. The Board will cover that cost.

**Law Lecture Series:** The Board received notice about a lecture series concerning planning laws offered for Planning Board members; the fee to attend is \$100 for one meeting. While the Board would cover the registration cost for any member willing to give time to attend such a session, we agreed that the price seems very high. No one expressed interest in attending.

Scott moved to adjourn, and Chris seconded the motion; all favored, so the meeting was adjourned at 8:23 pm.

Respectfully submitted by Betsey Harding

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