

JACKSON PLANNING BOARD

MINUTES – May 12, 2016 – REGULAR MEETING & PUBLIC HEARING - UNOFFICIAL UNTIL APPROVED

Call to Order: The meeting was called to order at 7 PM by Dick Bennett, Chair. Attending were: Members Dick Bennett, Scott Badger, Daren Levitt, Sarah Kimball, John Allen, Larry Siebert, Kathleen Dougherty, and Betsey Harding. In the audience were: Robert Cyr, Jim Rines of White Mountain Survey, Diane Southwick, and videographer Hank Benesh (who was filming the proceedings).

Minutes of April 14: Scott moved, and Larry seconded, acceptance of the minutes, and all approved.

Matters not on the Agenda for the evening: None in the audience had questions. Betsey commented that two or more notices posted in Jackson ENews about an open paid position for minutes-taker at Planning Board meetings have not generated any response to date. We will continue with the current pattern for the time being.

Public Hearing: Major Subdivision Application: 97 Dinsmore Road, Map R14, Lot 5; Owner: Olde Jackson Village, Inc. Jim Rines of White Mountain Survey introduced the proposal and distributed various pages of survey and engineering work delineating specifics about the structures, roadways, land, topography, water and wetland areas. The proposal is substantially the same as that reviewed by the Planning Board at a Preliminary Review in March. Daren read the checklist and Jim pointed out each required item on the plat. Jim noted that topography of the common land of 31.3 acres now is delineated using USGS data; the owner is in discussion with a land conservation group about a conservation easement there. All existing easements are listed. Jim submitted letters from Jackson's Fire Chief and Jackson's Road Agent indicating their completed review of the proposal. The State has approved a septic system for the "Victorian Village" area of the proposal, where the 14 current rental units will be converted to 7 condominium units. The condominium documents have been prepared and submitted. Jim explained the waiver requested from the need for a High Intensity Soils Survey, as discussed at the March meeting. Scott moved and Betsey seconded acceptance of the proposal as a completed application, and all approved. There was no public comment. **Scott moved and Daren seconded approval of the application; all approved.** It was decided that the Planning Board will retain the colored plans for our files.

Continued Review of Master Plan: Copies of the changes compiled by Sarah, and with additional edits by Betsey were distributed and reviewed. Sarah agreed to these current changes and send them out as Word documents or in pdf format along with all the background study wording. We agreed that, following a final review at our next meeting, we will send the document to North Country Council for their review, a free service offered to all NCC member towns. When their review is complete, we will format the booklet, adding photos, maps, and more.

Old Business: The PDI report, reviewing Jackson's current zoning, was slated for review and discussion at the June meeting, but Scott wishes to participate in the presentation yet will be away on June 9th; we will schedule it for the July 14th meeting, if other presenters will be able to attend as well.

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Betsey Harding

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