

JACKSON PLANNING BOARD

MINUTES –June 14, 2018 – REGULAR MEETING - UNOFFICIAL UNTIL APPROVED

Call to Order: Bill Terry, Chair, called the meeting to order at 7:05 pm. Attending were Members Bill Terry, Dick Bennett, Chris McAleer, Scott Badger, Sarah Kimball, and Betsey Harding, and Alternate Member Huntley Allan. Kathleen Dougherty had notified that Bill that she would be unable to attend. Bill confirmed that all would be voting. In the audience were Richard Levine, David Cianciob, Frank Benesh, Jim Lewkowicz, Margaret McKenzie, and Hank Benesh, who was making an audio-visual recording of the meeting.

Minutes of May 10: Scott moved approval of the minutes as distributed, and Chirs seconded the motion; they were unanimously approved.

Richard Levine presented his questions: Richard stated that 4 cluster-style residences were approved in about 1972 for construction on Lot #1 at Whipple Road, north of the Dana Place. He is now interested in getting those units constructed; to do so it would be necessary to create an easement for water and sewer. Betsey then circulated among Board members an email she had received from an attorney with the NH Municipal Association that responded to Richard's initial email to the Board on the topic on June 8th. That email stated in part: "These recorded plans remain plans of record and they can be employed by Mr. Levine for their approved purposes, construction of a 4-unit condominium structure(s), if the relevant plan is grandfathered or if the project will comply with the current provisions of the Jackson Zoning Ordinance." As Board members read that information, Frank Benesh asked about the need to comply with current regulations; members agreed that the zoning had changed since the original approval date. Current zoning is soils-based, so that fact would be a component of any review. Members agreed that any approvals appear to require a decision by the Town's Building Inspector, since grandfathering rules do not apply in this case. Therefore the Select Board would want to receive assurance that the proposed changes would not be so substantial that the construction could not be approved: Selectman Dick Bennett agreed to work with Kevin Bennett on his building inspection work there.

Regarding changes that may be proposed for the lot containing the current structure of the old Dana Place Inn, Richard stated that the structure is within the 75 foot setback from the Ellis River. He plans to tear down the building which cannot be renovated, and then to rebuild outside the River Conservation District. Dick stated that this too would need review by the Building Inspector.

Other Business: Betsey mentioned the water program planned for 7 PM on June 27 at the Whitney Community Center; this event will be as planned when Anne Pillion and Tom Gross presented information to the Board on April 12 concerning work prepared by the Upper Saco Valley Land Trust, about opportunities to protect our ground water in Jackson. They have a slide show presentation set for Wednesday, June 27; at that same time we will offer information about a wide variety of water-related topics: flooding, radon and arsenic naturally occurring in private wells, best practices for water use, and remediation of water problems. This meeting will be open to the public at no charge.

Betsey stated that about 63 people attended the Community Housing Forum on June 12; Scott reiterated his concept that this effort is more about what we are doing for ourselves than for people who don't live here yet. At present we are losing both young people/ younger families and also seniors who seek housing with assistance. Our consultant is knowledgeable about possibilities, and will guide us to possible zoning changes. Scott referred to Peter Benson's comments at the conclusion of that meeting, about the many things that had been accomplished following the 2002 and 2004 community future meetings: housing opportunities can improve too!

Scott moved to adjourn, and Sarah seconded the motion; all favored, so the meeting was adjourned at 8:20 pm.

Respectfully submitted by Betsey Harding

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