

## JACKSON PLANNING BOARD

### MINUTES –August 9, 2018 – REGULAR MEETING & PUBLIC HEARING - 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, Betsey Harding, Chris McAleer, and Kathleen Dougherty; attending Alternate member was Huntley Allan. Bill confirmed that all would be voting. In the audience were: Andy Fisher of Ammonoosuc Survey, Thomas T. Wilson, Cynthia Wenger Hoyt, Lindsay Hoyt, Carol Radic, Colm Darcy, Laurel Rattay, Peter Rattay, and Hank Benesh, who was making an audio-visual recording of the meeting.

**Minutes of June 14:** Chris moved approval of the minutes as distributed, and Kathleen seconded the motion; they were unanimously approved. There was no Planning Board meeting in July. **Notes from Planning Board meeting presenting a Upper Saco Valley Land Trust program about ground water protection on June 27:** Kathleen commented that she had attended the meeting but is not listed among Board members attending. With that correction, Kathleen moved and Chris seconded approval of those notes.

**PUBLIC HEARING: Review of Application for Two-Lot Subdivision: Tax Map V-09, Lot 5, at Switchback Road; Owners: Jeffrey and Alice Wenger:** Andy Fisher presented the application showing points of access for the entire lot, including the access off Stem Turn Hill Road, which shows on the plan as an “Existing Driveway.” Board members discussed the lack of frontage on a Town Road, an ordinance requirement. Andy Fisher noted that the “Existing Driveway” is called Stem Turn Hill Road and it serves at least eight homes now, some beyond the lot in question. Discussion centered on appropriate access for the proposed new lot, noting that there is no suitable access to the area where a dwelling might be constructed; the present structure on that proposed lot has not recently been used as a residence. Dick offered to work with Jay Henry of the Fire Department, to review access to the proposed lot to determine road quality, for consideration of fire safety. Andy Fisher offered to draft a map of existing conditions (road width, length of Stem Turn Hill Road before it turns into only a driveway, history of Stem Turn Hill Road, and such details that may help the Board in understanding that existing roadway); he agreed to email the information to the Town Offices, for the Planning Board. Several Board members took plans of the proposed subdivision, requesting and receiving permission to walk the area. Betsey offered to reach out to the NH Municipal Association for their consideration of the issue of an old private road, constructed prior to zoning regulations being adopted, offering access to many homes, given the fact that our Zoning Ordinance indicates that no more than two single family homes can be accessed from a driveway (unless part of a cluster development). Members concluded that the Application could not be reviewed and approved at this time, but that the Hearing could be continued to the next meeting (September 13) when additional needed information can be provided. No additional public notice is required.

**Other Business:** Betsey stated that Julie Hoyt, in the Selectmen’s Office, alerted her to a change in the State RSAs concerning the required deadline for applications having been changed from 15 days prior to a meeting, to 21 days prior. This revision requires changes at two spots in the Jackson Subdivision Regulations, at Section 5.02 (1) and at Section 10.01 (3); these are simply housekeeping changes, not requiring a public hearing. Betsey moved approval of those changes, Chris seconded the motion, and all approved.

Concerning Ground Water Protection, as discussed at the USVLT meeting on June 27, Dick suggested that we discuss it at the October meeting. During meetings in the Fall, the Board should decide what ordinance proposals to focus on, for possible consideration and voting for March Town Meeting.

Dick moved to adjourn, and Chris seconded the motion; all favored, so the meeting was adjourned at 8:15 pm.

Respectfully submitted by Betsey Harding

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