

## JACKSON PLANNING BOARD

### MINUTES –September 13, 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, Sarah Kimball, Scott Badger, and Chris McAleer; 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, James Rines of White Mountain Survey & Engineering, and Hank Benesh, who was making an audio-visual recording of the meeting.

**Minutes of August 9, 2018:** Chris McAleer moved approval of the minutes as distributed, and Scott Badger seconded the motion; they were unanimously approved.

**PUBLIC HEARING: Continuation of review of Application for Two-Lot Subdivision: Tax Map V-09, Lot 5, at Switchback Road; Owners: Jeffrey and Alice Wenger:** Dick Bennett had asked Jay Henry, Jackson Fire Dept. Chief, to check the condition of Stem Turn Hill Road relative to emergency access. Jay Henry's report stated that the "road is in acceptable condition for emergency access at this time. This is an old road that is not to today's specifications, but is in very good condition and it is very accessible." Dick Bennett's opinion is that Stem Turn Hill Road is as good as any other private road in Jackson. Using the lot's frontage along Stem Turn Hill Road to satisfy the frontage requirement was the subject of considerable discussion. The Definitions section of the Jackson Zoning Ordinance states "Frontage means the width of a lot measured along its common boundary with a Class V or better public road or Planning Board approved Private Road right-of-way" and "Private Road means a highway, Street, Road, avenue or way not open to public use as a matter of right, for vehicular travel, the maintenance and repair of which shall be borne by the subdivider, abutting landowners or an association of abutting landowners." Chris McAleer made a motion to accept Stem Turn Hill Road as a private road. Dick Bennett seconded the motion with all voting in favor except Scott Badger who voted against the motion. The motion carried. The check list was reviewed and no omissions were noticed. Scott Badger made a motion, seconded by Chris McAleer, to accept the application as complete. All voted in favor. Chris McAleer made a motion, seconded by Bill Terry to approve the subdivision application. All voted in favor. Scott Badger suggested that the Planning Board develop the criteria that need to be met for a road to be approved as a Private Road.

**Preliminary discussion of pre-application for Nestlenook Property: Tax Map R14 lot 5:** Jim Rines of White Mountain Survey & Engineering came to the Planning Board to get guidance on a proposed amendment regarding the Nestlenook condominium development which was approved in 2016. They would like to eliminate the boundaries of the Residential Unit within the Commercial Unit and establish a new Residential Unit in a different location within the Commercial Unit. Nestlenook would have to get state approval for the amendment and then come to the Planning Board for town approval.

Consideration of the new Ten-Year Transportation Plan was postponed to the October meeting.

**Other Business:** Scott Badger provided an update concerning the Housing Initiative. They are looking into measures to regulate short-term rentals, regulatory provisions for affordable housing and the potential of establishing a housing trust perhaps in association with the Mt. Washington Valley Housing Coalition. The committee would probably come before the Planning Board at the October meeting to continue the discussion. A Community Forum is planned for November 7 to share their deliberations with the public.

Chris McAleer moved to adjourn, and Scott Badger seconded the motion. All voted in favor.

Respectfully submitted by Sarah Kimball, Acting Secretary

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