

JACKSON PLANNING BOARD

MINUTES – July 14, 2016 – REGULAR MEETING

- UNOFFICIAL UNTIL APPROVED

Call to Order: The meeting was called to order at 7:05 PM by Dick Bennett, Chair. Attending were: Members Dick Bennett, Sarah Kimball, Kathleen Dougherty, Scott Badger, and Betsey Harding. Also in attendance were: Jason Bagley, who has applied to join the Planning Board; Jac Cuddy, Executive Director of the MWV Economic Council and member of the MWV Regional Collaborative; and Hank Benesh who was making an audio-visual recording of the meeting.

Minutes of June 9: Scott moved, and Dick seconded, acceptance of the minutes; all approved.

Moment of appreciation for Larry Siebert's service to Jackson: Members commented that Larry's service to the Town was much appreciated; we shall miss his voice on our Board. Larry's service was marked by his interest in planning and conservation, as well as by his roles in many other aspects of the Village and town.

Matters not on the Agenda for the evening: Regarding a letter submitted by Thomas and Deborah Holcomb concerning property at Tax Map V-10, lots 229, 119A and 120A, which they believe had been involuntarily merged, an examination of deeds indicated that the parcels had been combined by a deed signed in 1998, but that a subsequent deed appeared to treat the lots as still separate. If the current owners want separate lots, they would have to apply to the Planning Board for a subdivision.

Explanation and Review of the PDI Report for Jackson, by Scott Badger and Jac Cuddy: Jac distributed copies of the full PDI Report, and gave some background information. The MWV Regional Collaborative examined long-term strategies beginning in 2012, finding several key issues: 1) that the Valley is increasingly comprised of older people, as more retire here and people live longer, and 2) there are fewer young people, since we are not attracting or keeping many young people and young families. 763 jobs in Carroll County are not filled; many of those available jobs offer better pay than the currently-filled jobs. There are 128 trades jobs - construction - not filled. Housing costs per square foot are higher here than in many other areas. It is difficult to be a local teacher and live in the same town; it is hard to find people to staff a fire department, although, as Jason Bagley pointed out, Jackson's campaign to find new fire department members was very successful. Jac continued that there are fewer homes under or near \$200,000 available to young families; many lower cost homes are being bought as seasonal or Airbnb-type homes. We discussed how to improve access to lower cost housing, how to change the zoning in ways that would impact creation and availability of lower cost homes. We agreed that one route may be to foster a citizen forum to expose people to the PDI Report. Additional discussion concerned other ways to attract and keep younger people - can we encourage creation of an educational institution nearby? The PDI Report's recommendations for Jackson are found at pages 18 & 19.

Septic Issue brought to the Board's attention by Burr Phillips: As a result of changing from use of the HISS to SSSNNE for soils surveys prior to septic system designs, Burr Phillips indicates that new wording is needed to account for homes of fewer than 3 bedrooms. Sarah will review the issue and propose wording for our August meeting.

Continued Review of Master Plan: We have not yet had a response from Tara Bamford at North Country Council. Apparently a first email to her did not go through and then she was on a two-week

vacation. Our review of her response will wait till the August meeting.

Other Business: Betsey will re-submit information about openings on the Planning Board to the Jackson ENews, omitting reference to “qualifications.” Potential applicants may assume that particular qualifications are needed for serving on the Planning Board, where only an interest in the Town is needed.

In view of discussions about keeping younger people in the area, we considered what other changes could be made to our zoning requirements. Perhaps changes could be made to our road standards to make developments less expensive, and ensure that we are not requiring over-engineering.

With Dick Bennett’s selection as Selectman, we need to have a new Chairman. Scott suggested sharing the role, rotating every three months. Sarah agreed to be Chair, and Scott Vice-Chair to start this rotation, and all approved. Daren Levitt has been informed that his term has ended, but we do not know if he will reapply. Members agreed to approach potential candidates.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Betsey Harding

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