

JACKSON PLANNING BOARD

MINUTES –December 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, Scott Badger, Kathleen Dougherty, Sarah Kimball, Chris McAleer, and Betsey Harding; attending Alternate member was Huntley Allan. Bill confirmed that all Members would be voting. In the audience were: Burke York of York Land Services, Bobbi Meserve, and Hank Benesh, who was making an audio-visual recording of the meeting.

Minutes of November 8, 2018: Scott moved approval of the minutes as distributed, and Kathleen seconded the motion; they were unanimously approved.

Matter not on Agenda: Selectman and Member Dick Bennett introduced an issue to discuss: Building Inspector Kevin Bennett, responding to an application for a building permit at Grover Road, did not initially find final approval information on a Boundary Line Adjustment. He sought to find the plan to review the Right-of-Way and roadway information. Final approval on that BLA was granted in November of 2011, but the file was not complete; it is now complete.

The additional issue here is proper upkeep and maintenance of the roadway when no association has formed for that purpose. Scott stated that best Board procedures would involve approvals of roadways and access points that meet Town standards, and then have the Town accept the approved roads. However, State laws require that decisions on acceptance of roads be made by the legislative body of the Town at a Town meeting. Betsey made two suggestions: that conditional approvals be red-flagged, to remind the Board that final approvals are needed and are properly filed; and that letters from Town officials - engineers and inspectors - be sent to both the Planning Board and the Board of Selectmen, especially if any enforcement is required.

PUBLIC HEARING: Review of Boundary Line Adjustment Proposal for property at V-9, Lots 14 and 15: Burke York explained the intent to add about 1/3 of an acre to the lands behind Wildcat Tavern, following an agreement between landowners Pete Stuben, LLC and Anne M. Frost, Anne M. Frost 2013. Chris read through the checklist while Board members verified inclusions. Scott moved acceptance of the application as complete, and Chris seconded the motion; all approved. **Scott moved approval of the application, and Kathleen seconded the motion; all approved.**

Review of Proposed Zoning Ordinance Amendments: Betsey apologized for the fact that she had not brought copies of the amendments for review. However, because we had worked through the wording at the November meeting, it seems likely that there would be few changes needed before the first public hearing. Following the meeting, Betsey will distribute by email the previously approved wording, for members to check. We will not actually vote on recommending the amendments for vote at Town Meeting until after the final public hearing. **Members agreed to schedule the first public hearing on January 10, 2019.** That would allow us to hold a second public hearing if needed because significant changes to wording were set and determined during the first public hearing. That second public hearing could be held on either January 24 or January 31 of 2019.

Other Business: None.

Dick moved to adjourn, and Kathleen seconded the motion. All voted in favor. The meeting was adjourned at 7:55 PM.

Respectfully submitted by Betsey Harding, Secretary

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