

**JACKSON PLANNING BOARD  
MINUTES –May 9, 2019 – 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, Scott Badger, Kathleen Dougherty, Chris McAleer, and Sarah Kimball; and Alternates Huntley Allen and Betsey Harding. Dick Bennett and David Campbell had informed the Board that they would be unable to attend. Bill stated that all present would be voting members. In the audience were Andy Kramp, Danica Melone of North Country Council Regional Planning Commission, Kevin Tilton of HEB Engineers, and Hank Benesh who was making an audio-visual recording of the meeting.

The 2019 Zoning Ordinance and the new RSA books were not available for distribution. Betsey will ask Julie to have them available for the June meeting.

**Minutes of April 11<sup>th</sup>:** Bill stated that the minutes should include the fact that the Board discussed groundwater regulations as a matter to include in Board considerations of what to put forward in the Board's planning process. Given that correction, Scott moved and Sarah seconded approval of the minutes; they were unanimously approved.

**PUBLIC COMMENT: None**

**92 Thorn Hill Road:** Andy Kramp brought an old plan of the site showing nine and a half acres. He is interested in subdividing to create a 2 to 2.5 acre lot and inquired what would be necessary in terms of frontage. That area requires 200' frontage per lot unless a lot would be set for workforce housing. Members stated that part of the long driveway could be used as some of the frontage if it were adapted to meet the Town standards for a Private Road.

**Possible Zoning Ordinance Revision/ Update:** Danica Melone, a Community Planner with North Country Council, presented proposals for full revision of the Zoning Ordinance. General comments indicated that members did not feel the need for a full revision, but would like to have more readable wording. Danica indicated that it could be written so that the legal, official wording would be on the left, with the descriptive phrasing on the right. Danica indicated that she could include separate quotes for creating a section on groundwater protection, or other needed sections. Danica agreed to forward to Betsey the new proposal within about 2 weeks, to permit people to review it all in time for comments at the June meeting.

**Kevin Tilton, of HEB Engineering,** asked what would be required to subdivide the lot at 291 Carter Notch Road into a small parcel to include the house and the pond, and a larger parcel that would become conservation land. After some discussion, Bill stated that the requirements would be for a finding that the soils necessary to support the possible need for a redesigned septic would be sufficient on site. Kevin asked if this means that a test pit would be required, but the answer was "probably not" - unless it appears that the soils may not be adequate.

**Capital Improvements Program:** Dick had informed Betsey that his work with the Highway and Fire Departments to determine their needs will be helpful in this process. The Board needs to develop a wish list of what to include in a CIP review. Sarah asked who has a copy of the 2009 version; Betsey will see if there is a digital version.

**Other Business:** Betsey typed the Fire Dept notice, but staff in the Selectmen's office decided to publish it to ENews in a different form. That came out well and may clarify the short-term rental issues for some.

Betsey stated that the Jackson Housing Opportunities Matter group is now a 501(c)(3) organization. Bill stated that the State is opening a new regional groundwater commission group. Kathleen mentioned that she will be away at the time of the June Planning Board meeting.

Chris moved to adjourn, and Kathleen seconded the motion; all favored, so the meeting was adjourned at 8:25 pm.

Respectfully submitted by Betsey Harding

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