

Town of Jackson Planning Board
Minutes - April 30, 2020 - Regular Meeting (via Zoom)
- UNOFFICIAL UNTIL APPROVED

Call To Order: Bill Terry, Chair, called the meeting to order at 7:05 P.M. Attending were Members Bill Terry, Scott Badger, Kathleen Dougherty, Chris McAleer, David Campbell, Sarah Kimball, Alternate Huntley Allan, and Selectperson's Representative Dick Bennett. Public attendees included Andy Fisher, Annie Cosgrove, Kathleen Head, and Margaret Grossman. Hank Benesh was also present to record audio and video of the Zoom meeting, which may be found on JacksonFlicks.com.

Approval Of Minutes: Minutes from the February 13th regular meeting were reviewed. Scott motioned to approve the minutes, and Sarah seconded. The motion was carried unanimously, and the minutes were approved.

Public Comment: Public attendees did not express any public comments.

Approval of Board Officers: The Board considered the Members to hold the positions of Chair, Vice Chair, and Secretary for the new election year. Chris motioned to retain Bill as Chair, Scott as Vice Chair, and David as Secretary for another year, and Kathleen seconded. The motion was carried unanimously, and Bill, Scott, and David retained their positions.

Boundary Line Adjustment: The Board reviewed an application for a boundary line adjustment for Map R14, Lots 19 and 20. Abutters were informed and, according to Julie Hoyt, responded with no issues about the application. Annie Cosgrove, abutter, attended the Zoom meeting and confirmed directly that there were no issues. Andy Fisher, of Ammonoosuc Survey, described the purpose of the adjustment as adding land from Lot 19 onto Lot 20, including a garage originally delegated to Lot 19. The new boundary line configuration serves this purpose while retaining enough frontage for Lot 19 to not become non-conforming.

Bill related a public question regarding whether or not the 200 ft. requirement on the rear side lot was contiguous. Andy responded that the requirement was non-contiguous prior to the adjustment and would not become non-contiguous as a result of the adjustment. There was additional discussion about changes to zoning ordinances regarding requirements for contiguous frontage. Bill asked the Board if such change would need to be a warrant article, and Sarah confirmed the need for a warrant article.

Scott motioned to accept the application, and Kathleen seconded. The motion was carried unanimously, and the application was accepted. Scott then motioned to approve the application, and Chris seconded. The motion was carried unanimously, and the application was approved.

Lot Merger Application: The Board reviewed an application for a lot merger for Map V06, Lots 14, 15, and 16. Sarah asked about the total size of the three lots, and Andy confirmed the lots composed about one and a half acres. Bill mentioned that two of the three lots appeared to have no frontage. Andy responded that the lots have road frontage access on roadways as part of the subdivision previously approved by the Planning Board. The three lots are currently pre-existing non-conforming and would be made less non-conforming through the lot merger. There are currently no buildings on any of the three plots.

Scott motioned to accept the application, and Sarah seconded. The motion was carried unanimously, and the application was accepted. David then motioned to approve the application, and Chris seconded. The motion was carried unanimously, and the application was approved.

Other Business: Due to the timing of this meeting, the Board discussed whether or not to reschedule the upcoming May 14th regular meeting. After some deliberation, the meeting date was not changed.

David motioned to adjourn, and Sarah seconded. The motion was carried unanimously, and the meeting was adjourned at 8:05 P.M.

Respectfully submitted by Will Reisig