

Town of Jackson Planning Board
Minutes - June 11th, 2020 - Regular Meeting (Virtual)
- UNOFFICIAL UNTIL APPROVED

Call To Order: Bill Terry, Chair, called the meeting to order at 7:08 P.M. Attending were Members Bill Terry, Kathleen Dougherty, Chris McAleer, David Campbell, Sarah Kimball, Alternate Huntley Allan, and Selectperson's Representative Dick Bennett. Scott Badger was not in attendance, and Huntley was appointed as a voting member. James Sullivan, Andy Fisher, and Andrew Kramp were in public attendance as was Hank Benesh. Due to user error, the audio and video of the Zoom meeting was not recorded.

Approval Of Minutes: Minutes from the May 14th regular meeting were reviewed. Sarah indicated an error in the mention of the GRANIT database during the review of the town's zoning map between commercial and rural residential districts. Where the original document states the database may have been used by the North Country Council (NCC) "in creating their charts for the zoning ordinance draft", it should read as follows: "Sarah mentioned the GRANIT database, which may have been used by the NCC in creating their charts for the April 2014 Build-out Analysis for the town of Jackson."

Kathleen motioned to approve the amended minutes, and David seconded. The motion was carried unanimously, and the amended minutes were approved.

Public Comment: Public attendees did not express any comments for non-agenda discussion.

Old Business: Changes to Zoning Ordinance Document Proposed by North Country Council (NCC): Sarah raised old business regarding the revised zoning ordinance document, asking if Members had read over the document. Sarah stated the initial document, submitted in September of 2019, seemed preferable to the revised version submitted in October of 2019. However, the format of the document (PDF) could not be altered. Sarah planned to contact the NCC to issue the document in MS Word format (.docx) to make changes and suggestions for further editing.

PUBLIC HEARING: Review of Proposed Subdivision Application: A public hearing was held to review a two-lot subdivision application for 92 Thorn Hill Road, Tax Map R14 Lot 10. Andy Fisher, on behalf of Andrew Kramp, was recognized to provide details on the proposed subdivision. Bill pointed out that the lot lacked sufficient frontage to be permitted a subdivision. Anticipating this issue, Andy then asked to receive a waiver for the frontage requirement. Bill

posed to the Board if there was precedent in issuing a waiver by the Planning Board. During the following discussion, Bill was unaware of any frontage waiver and Sarah commented that the Board has never issued such a waiver. If the Board chose to deny the application, the Kramp's could then appeal to the Zoning Board of Appeals (ZBA), for consideration.

Chris asked the Board if an exception could be made in observance of the Kramp's family having extensive history in the Jackson community. However, Bill explained that the Planning Board is responsible for upholding the Zoning Ordinance and that the ZBA would be the proper venue for an exception if warranted. David asked if building a private road was reviewed as an alternative. Andrew Kramp stated the private road was considered but was deemed too expensive to be practical. Bill said he reviewed the application and found everything else to be acceptable. He advised Members to vote to accept or reject the application and then separately to approve or deny it.

Chris motioned to accept the subdivision application, and David seconded. The motion was carried unanimously, and the application was accepted. Following this, Chris motioned to approve the application, and Sarah seconded. When the approval was put to vote, Chris voted to approve, and Bill, David, Sarah, Kathleen, Dick, and Huntley opposed the approval. The motion was defeated, and the application was denied. In closing, Bill suggested that Andrew and Andy appeal to the ZBA for a waiver based on the Planning Board's denial. The Public Hearing then closed.

Review of Short-Term Rental Application: The Board reviewed an application for a short-term rental registration for James Sullivan on 40 Dinsmore Road. Bill raised an issue with the number of bedrooms in the home, relevant to the ordinance of advertised maximum occupancy. According to the applicant, the home had four bedrooms, allowing advertisement of maximum occupancy of ten people, but according to the residence's tax card, the home had only three bedrooms, limiting the advertised maximum occupancy to eight. James attested that in addition to a three bedroom home, the property includes a garage with a bedroom above. Bill requested documentation to that effect, and James replied that he did not have said documentation but could obtain it.

Bill asked Dick for advice on proceeding with approval. Dick explained that the Planning Board would vote to accept the application and return it, with their comments, to the Board of Selectmen (BoS) for approval. He further explained that, if James could supply the documentation regarding the additional bedroom, then the BoS would have no objections to

approval. Bill attested that, aside from the discrepancy of the number of bedrooms, the application was complete, and he asked for the acceptance to be put to a vote.

Chris motioned to accept the application and return it with comment to the Board of Selectmen, and Sarah seconded. The motion was carried unanimously, and the application was accepted.

Review Lot Merger Application: Bill presented a lot merger application from William and Angelina Dunlop for property on Town Line Rd., Tax Map R31, Lots 24 and 25. Dick mentioned that, because one of the lots was non-conforming, the two lots could not be subdivided again once merged. The Board agreed that the merger would benefit the town, and Bill asked to put the application to a vote.

David motioned to approve the application, and Chris seconded. The motion was carried unanimously, and the application was approved.

Capital Improvement Plan Update: Due to time constraints on the meeting, Bill suggested that discussion on the Capital Improvement Plan be delayed until the next meeting.

Other Business: David posed whether or not the next Planning Board meeting, scheduled for July 9th, would be held virtually. Members agreed that a virtual meeting would be appropriate unless major changes in reopening public services and businesses were observed.

Chris motioned to adjourn the meeting, and David seconded. The motion was carried unanimously, and the meeting was adjourned at 8:23 P.M.

Respectfully submitted by Will Reisig