

JACKSON PLANNING BOARD

MINUTES – October 13, 2016 – REGULAR MEETING & PUBLIC HEARING - UNOFFICIAL UNTIL APPROVED

Call to Order: The meeting was called to order at 7:05 PM by Sarah Kimball, Chair. Attending were: Members Sarah Kimball, Scott Badger, Kathleen Dougherty, and Betsey Harding; Alternates attending were: Bill Terry and Chris McAleer. Jason Bagley and Dick Bennett had indicated they would be unable to attend. All Members and Alternates present would be voting. Also in attendance were: Tim Shellman, Jim Rines of White Mountain Survey, and Hank Benesh, who was making an audio-visual recording of the meeting.

Minutes of September 8: Scott moved, and Bill seconded, acceptance of the minutes; all approved.

Matters not on the Agenda for the evening: None.

Public Hearing on the Master Plan: No one in the audience had come in order to participate in the review and discussion. Sarah indicated that she wants to gather names of all who had provided information for, or participated in the development of, the Master Plan. All Members and Alternates present voted to approve the Master Plan, and signed the signature page that will be included in the booklet. Kathleen has offered to provide photographs to enhance the publication.

Review of Wentworth Condominium layout: Jim Rines brought the Planning Board a plan showing the current As Built of the Wentworth common lands, limited common lands, and condominium units. Apparently the original plans were not as specific as would be helpful concerning metes and bounds, or even exact placement of some of the existing units, so the proposed new plans will set the actual metes and bounds, unit locations, and boundaries. We discussed whether plans to be brought forward would be considered Boundary Line Adjustments, simply As Built plans, or Condominium Site Plan (in accordance with RSA 356B). In addition, we heard from Tim Shellman some concerns about the area behind his condominium, which is the first house on the right going north on Carter Notch Road, along the west side of the Wildcat River; his concerns also included the sluiceway adjacent to the river itself. Recent uses of the gazebo, which was built about 5 years ago in that area, have resulted in his septic tank being broken by truck traffic. Questions were raised about the gazebo, and how it was authorized in the area adjacent to the river, given the fact that it is located within the River Conservation District; it was not known by any present whether there had been a building permit filed or approved by any town official. Mr. Shellman indicated that original condominium deed wording indicated that no structure would be placed on that parcel, which, Mr. Shellman said, includes an easement granted to the town along the Wildcat River.

Jim Rines mentioned that he had been hired by the condominium association to set out the correct metes and bounds, property lines, unit boundaries, and such. In addition, he was hired by Tim Shellman for issues of his concern behind his property. One Planning Board concern will be the percentage of Open Space in the entire complex, given the town requirement of 25% for such usage. Because some of the originally-approved structures never were built, that percentage is not expected to be a problem. Jim Rines will gather additional information about the Wentworth Condominiums' wording in the deeds and documents. The Planning Board concluded that "Condominium Site Plan" might be the best wording for a future Board review of the plans.

Discussion of Possible revisions to Jackson Zoning Ordinance: Sarah had distributed copies of drafted proposed amendments to both Section 6 and Section 9 of Jackson's Zoning Ordinance, to address 1) a new State law which will become effective in 2017, and 2) recommended changes to wording about soils in so far as that wording affects septic design which is based on the number of bedrooms in homes.

For Section 9, Jackson's Zoning Ordinance will need to be changed to comply with a new State law regarding attached accessory apartments, also known as Accessory Dwelling Units (ADUs). State requirements affecting the wording of Jackson's Section 9 indicate that a town may not require increased lot size or septic capacity when an ADU is attached to an existing residence .Wording proposed, "Application for approval of an Accessory Apartment shall comply with RSA 485-A:38 regarding minimum lot size requirements for a single family home on the lot, in accordance with Section 6 of the Zoning Ordinance." shall be reviewed at the November 10th meeting. The new State ADU law also requires that an interior door between two attached dwelling units shall be provided. In addition, Jackson's Section 9 will also refer to the term "Accessory Dwelling Units (ADUs)."

Following lengthy discussion, the Board approved Sarah's suggested wording at Section 6.1.2.1; for 6.1.2.2, the word "clearly" needs to be changed to something more measurable, perhaps a percentage. At 6.1.4, wording could be: "For Multi-Family Residential and Cluster Single Family, lot size requirements shall be determined by the following formulas: Each dwelling unit with one or two bedrooms..." with the descriptions continuing as proposed by Sarah. The change proposed at 6.1.5 for lot size at Commercial uses is in accordance with recommendations by Town Engineer, Burr Phillips. Bill moved that the wording be re-worked for consideration at the November 10th meeting. All approved.

Chris moved to adjourn, and Bill seconded; all favored. The meeting was adjourned at 10:05 PM.

Respectfully submitted,

Betsey Harding

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