

Town of Jackson Planning Board
Minutes – September 14, 2023 – Public Hearing and Regular Meeting
- UNOFFICIAL UNTIL APPROVED

Call to Order: Vice Chairman Scott Badger called the meeting to order at 7:05 P.M. Vice Chairman Badger conducted the roll call of all members. Attending were Members Sarah Kimball (via Zoom), David Campbell, Kathleen Dougherty, Dick Bennett, Alternate Jerry Dougherty and Selectmen's Representative Bob Thompson. Absent were Chairman Bill Terry and Alternate James Wasco. Public attendees included Hank Benesh, Michael Weeder and Stephen Weeder from Tamarack Construction, Nick and Caitlin Aceto from Aceto Landscape Architects and Fred Pittenger. The meeting was recorded by Hank Benesh and will be made available on Jacksonflicks.com.

Vice Chairman Badger conducted the roll call to determine voting members, all members physically present will be voting members. Vice Chairman Badger moved to have Alternate Dougherty as a voting member to meet live quorum requirements.

Approval of Minutes: Minutes from the meeting on August 10, 2023, were reviewed. Member Bennett moved to approve the minutes and Member Dougherty seconded. The motion was approved unanimously. Minutes from the working-meeting on August 24, 2023, were reviewed. Member Bennett moved to approve the minutes and Member Campbell seconded. The motion was approved unanimously.

Public Comment: No public comment.

PUBLIC HEARING – Vice Chairman Badger called the Public Hearing to order at 7:10 P.M. Voting were Vice Chairman Scott Badger, Members David Campbell, Dick Bennett, Kathleen Dougherty, Selectman Representative Bob Thompson, and Alternate Jerry Dougherty.

Sub-division/Boundary Line Adjustment: Owners of the proposed properties for the Boundary Line Adjustment/Sub-division are Mallett Corp. and Michael Mallett, on parcel at Map V1, Lots 2,3, 5 and 5-1. Vice Chairman Badger started off the meeting to explain the Board was to review a Boundary Line Adjustment/Lot Merger, however after discussion with an NHMA attorney it was determined that this should be reviewed as a property sub-division proposal. Some issues with the property involved understanding the official status of previous property boundary lines on file. Nick Aceto presented the plat design to the Board. The plan is combining two properties and enlarging one property. Member Campbell reviewed the Sub-division checklist with the Board. Vice Chairman Badger asked for a motion to accept the application as there were no comments or issues. Alternate J. Dougherty motioned to accept the application and Member K. Dougherty seconded. The motion was approved unanimously. Vice Chairman Badger asked

Nick if there were plans to submit an application for the Cluster Sub-division housing. Nick confirmed that is the plan but asked if they can proceed with building the initial four units without that sub-division application/approval. The Cluster sub-division will be submitted later. Fred Pittenger requested to review the plat to determine what was the plan. Vice Chairman Badger asked for a motion to approve the sub-division since there was no further discussion. Member Bennett motioned to accept the sub-division; Member K. Dougherty seconded. The motion was approved unanimously. Public Hearing was closed at 7:28 P.M.

Preliminary Discussion on PUD development at map R17, Lots 26, 27B and 23: Michael Weeder and Stephen Weeder presented the proposed changes to the property on Moody Farm Road. The plan is to dissolve the existing PUD & associated Owners Association. Lot 23 will remain on its own as a separate lot. Lots 26 & 26B will be merged, once merged the new lot will be subdivided into two. The lot merger rectifies the setback and property line issues. There were no further questions.

Short-term Rental Applications:

- Raymond Montie - 146 Hampshire Road: Map V07, Lot 00106. Member Campbell presented the application and indicated that the application and documentation were appropriate and met all requirements. The Board has no comment. Member Bennett motioned to accept the application and Member Dougherty seconded the motion. The motion was approved unanimously.

Capital Improvement Program Update (CIP): Member Bennett opened the discussion with the comment that a simple method of showing the taxpayer the impact of our plan. The impact on the taxes could be, for example, on a \$5M bond over 20 years could be \$0.94 to \$0.55 per \$1K. Selectman Thompson confirmed that these are amounts the Board of Selectman are working from on discussion. Alternate Dougherty asked Selectman Thompson why the Board of Selectman was looking to the Planning Board for cost figures. Selectman Thompson explained that they are looking to the Board to determine what other projects/costs could be coming and would it make sense to combine various projects into a single bond request. An example would be the Highway Department project for improving the sand storage with the fire house cost. There has been no further discussion on funding. Selectman Thompson stated that the Board of Selectmen voted in June that if new construction was to be built it would be on the Town campus.

He explained to build new on current location has additional cost, so new location was agreed. Selectman Thompson shared a proposed design for the new location and there are plans to share and post this design on the Town's website. He also shared that there are cost comparisons for new, or renovation created by engineers and construction firms, with updating cost amounts. There are plans to finish the presentation and share it with community leaders, boards, and town

voters. Selectman Thompson stated the Board of Selectmen plan trying to educate townspeople that the fire department is needed not just for house fires but for so much more. He also said that the equipment currently in use is appropriate for our needs. The Fire Department is conducting open houses over the next couple of months to educate the townspeople.

Vice Chairman Badger brought the discussion back to what is the role of Planning Board. The Capital Improvement Program role is gathering all the information on the needs, plans and cost of the projects then making recommendations and suggesting priorities for each item. Vice Chairman Badger reminded the Board that we still need clarification on items within the program. There was discussion about improving the project plan with adding more details to the cost. Alternate Dougherty added that the School Board is having trouble working on plans for the school, however it is important for some things that we know will be needed in the future for the school to be added to the CIP, along with upgrades to the Town Office.

Selectman Thompson talked about the importance of prioritizing items and determining what are all the items/needs to determine the funding structure. Vice Chairman Badger also suggested that we need a timeline associated with the expenses.

Selectman Thompson raised the idea of the two Boards meeting for a planning session to share ideas and direction. The Planning Board all felt that would be a good idea and could be very productive for both Boards. The Board agreed to look at October 24th or 26th, Selectman Thompson will check with the other Selectmen to finalize the date and time for the working session.

Member Kimball shared her work on complying with all the previous expenditures in the annual budget linked to capital improvement since 2012. She pointed out that there are capital reserve funds established to fund some projects. We are still in the gathering phase of costs that we can put into a spreadsheet. Vice Chairman Badger suggested we update the cost and explore time frames with departments in preparation for our next meeting.

Member Bennett motioned to adjourn the meeting; Selectman Representative Thompson seconded. The motion was approved unanimously, and the meeting was adjourned at 8:30P.M.

Next Planning Board meeting is October 12, 2023.

Respectfully submitted by David L. Campbell, Secretary