

JACKSON PLANNING BOARD

MINUTES –October 25, 2018 – WORK SESSION

- UNOFFICIAL UNTIL APPROVED

Call to Order: Bill Terry, Chair, called the meeting to order at 7:05 PM. Attending were Members Bill Terry, Dick Bennett, Scott Badger, Kathleen Dougherty, Chris McAleer, Sarah Kimball, and Betsey Harding; attending Alternate Member was Huntley Allan. Jackson Building Inspector Kevin Bennett and Jackson Engineer Burr Phillips attended at the Board's request.

This work session was held to consider possible changes to the town's Zoning Ordinance, preparatory to public hearings that would be held in January when the Board would present to the public draft wording of proposed amendments. Bill began the meeting with the question, What do we want to accomplish tonight?

Scott spoke about the importance of housing diversity, especially the need for starter homes suitable for young families, and also for people who wish to age in place. He also stated the importance of having younger people in our community, and spoke of the trend of our declining school population jeopardizing the school's future. Kathleen pointed out that the current school population has increased to just over 50 students.

Board members began review of regulatory proposals set forth by the planning consultant, Steve Whitman. The proposals are renumbered for this review, following Steve Whitman's observation that the Zoning Ordinance's Section 8 may be confused with the federal housing program. Sarah asked Burr about proposal 9.2.3 concerning density as it would relate to Section 6 in the current Zoning Ordinance. Burr affirmed that the State's standards are less stringent than Jackson's; especially in the Village, the advantage is greater using State standards because of availability of town water. Members decided to remove that proposed addition and end 9.2.3 at "Section 6" because that wording is already included in another section of our current Ordinance. Similarly, the same wording proposed at 9.3.3 would be omitted. We discussed the proposal at 9.2.6 concerning Open Space within a Cluster development; members decided to redraft that section as: "Open Space in developments approved under this Section shall be Common Land amounting to a minimum of fifty (50) percent of the total area of the lot or parcel being developed. Open Space in developments approved under this Section which create Affordable or Workforce Housing units in compliance with Section 11 shall be Common Land amounting to a minimum of twenty-five (25) percent of the total area of the lot or parcel being developed." At Section 11.6.2, members decided to keep the frontage standard at 150 feet in a Cluster development. Sarah proposed the redrafting of Section 11's Alternative 2 as its own section; Betsey offered to attempt that redraft for review at the Regular Meeting on November 8.

Because of discussions in the August and September's meetings about Private Roads, members decided to draft language changing the Private Road definition to reference the need to adhere to Town Road standards for a Class V Road. It was also agreed to check what road standards are now in effect.

The drafted Groundwater and Drinking Water proposal may be addressed in future meetings. Betsey agreed to send to Burr information presented by Upper Saco Valley Land Trust members at the Board's public session on June 27.

Chris moved to adjourn the meeting, and Kathleen seconded the motion. All voted in favor. The meeting was adjourned at 9:28 PM.

Respectfully submitted by Betsey Harding, Secretary