

TOWN OF JACKSON - PLANNING BOARD
PO Box 268, Jackson, NH 03846

APPLICATION AND NOTICE OF VOLUNTARY MERGER
Pursuant to RSA 674:39-A

Date 6/10/19

Property Owner(s) Name(s):
(typed or printed clearly in black ink)

Pete Stubbins LLC.
dba: Wildcat Inn & Tavern

Property Owner(s) Mailing Address:

POB 1525
N. Conway, NH 03860

PARCELS AFFECTED BY THIS VOLUNTARY MERGER:

Street Address 94 Main Street Jackson, NH

Tax Map # <u>V-9</u>	Lot # <u>13</u>
Tax Map # <u>V-9</u>	Lot # <u>14</u>
Tax Map # _____	Lot # _____
Tax Map # _____	Lot # _____

Note: to be filled out by Planning Board:

Deed Book & Page # 2537, 0607

Deed Book & Page # 3436, 1003

Deed Book & Page # _____

Deed Book & Page # _____

I(We) understand that no such merged parcels within the Town of Jackson, NH shall hereafter be separately transferred without prior subdivision approval from the Jackson Planning Board.

I(We) understand that a copy of this note will be filed with the Carroll County Registry of Deeds and a copy of the same shall be forwarded to the assessing officials, c/o Jackson Selectmen, PO Box 268, Jackson, NH 03846.

I(We) further certify that merger of these lots does not create a violation of the current ordinances and regulations of the Town of Jackson, New Hampshire.

Enclosed with this application is: a check payable to Town of Jackson for \$36.

Signature of Property Owner(s)
(Please sign on line and print name below)

Print Name:

Stewart M. Dunlap

Print Name: _____

Print Name: _____

For Planning Board Use only:

Date Received 6/11/2019 Fee Paid \$36.00

Date of PB Review 6/13/2019

Endorsed by _____
cc: Selectmen, Assessors, file

JACKSON PLANNING BOARD
MINUTES –June 13, 2019 – REGULAR MEETING
- UNOFFICIAL UNTIL APPROVED

Call to Order: Bill Terry, Chair, called the meeting to order at 7:05 pm. Attending were Members Bill Terry, Selectmen's Representative Barbara Campbell, Scott Badger, Kathleen Dougherty, Chris McAleer, and Dick Bennett; and Alternates Huntley Allen, Dave Campbell, and Betsey Harding. Sarah Kimball had informed Betsey that she would be away at the time. Bill stated that Betsey would be a voting member. In the audience was Hank Benesh who was making an audio-visual recording of the meeting.

The 2019 Zoning Ordinance copies and the few available new RSA books were distributed; some of the latter appear to be missing.

Minutes of May 9th: Scott moved and Chris seconded approval of the minutes; they were unanimously approved.

PUBLIC COMMENT: None

Possible Zoning Ordinance Review/ Update: Danica Melone, a Community Planner with North Country Council (NCC), returned to the Board, presenting a proposal for a 3-phase review of the Zoning Ordinance by NCC; this proposal had been emailed to the Board prior to the meeting. Phase 1 offers a comprehensive review of the current Zoning Ordinance, while Phase 2 would strive to ensure that wording essential to legal requirements for zoning also would be clearly understandable to citizens; Chris suggested use of small explanatory balloons within the document, to explain and indicate intent. Phase 3 would create a section on groundwater protection, and on aquifer protection. Betsey inquired if those two sections dealing with groundwater and aquifers could be combined, or at least shortened to cover only what the town actually needs. Scott asked if those two could be separate sections for the March town vote at least. Danica stated that the expectation is that the Phase 1 review would not necessitate a March vote, unless the Board decides to propose actual changes. Board members discussed how to start the review process, given the fact that even just doing Phases 1 & 2 would exceed the current Planning Board budget. Barbara asked if NCC could explore options for saving money on those first two phases, or if it could be spread out over two years. Danica explained that there might be grant funding, or other ways to save the town some money on this project, and said she would speak with NCC's director about it. Bill stated that this proposal would meet an important maintenance goal, with long-term payback. Huntley proposed that the Board request an increase in the annual budget for future years. Betsey mentioned that in future years, if the Board hires a secretary who is not also a Board member or alternate, monthly administrative expenses will be higher.

Voluntary Merger at Wildcat Tavern lands: Board members reviewed the property assessment cards and determined that there was no zoning conflict on these two lots. Scott moved and Kathleen seconded approval of the Voluntary Merger; Bill signed and dated it, while noting need for an adjustment of \$1 on the payment.

Capital Improvements Program: Betsey had emailed to members the 2009 Capital Improvements Program for review. Bill congratulated the then-Board members for their comprehensive report. Many projects listed in that CIP as needing to be done have been completed. Bill stated that he would expect the process to be carried out efficiently and effectively, seeking feedback and assistance. Dick noted that the CIP will create a template helping departments to prioritize needs. Scott inquired about including projects that do not fall within any department, such as housing for elderly. Barbara proposed sending a template to Board members, prior to sending it to departments.

Other Business: Dave stated that he found the June 1st State training for Planning Board members very useful. Scott was a speaker at that training day, covering the strong connection between housing diversity and retention of "community." He also learned about new approaches to town regulation of short-term rentals, and plans more research on best solutions. Barbara showed a poster about the Jackson Housing Opportunities Matter forum planned for June 17 at the Whitney Community Center, on HomeShare and Accessory Dwelling Units.

Chris moved to adjourn, and Kathleen seconded the motion; all favored, so the meeting was adjourned at 8:40 pm.

Respectfully submitted by Betsey Harding

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