

## JACKSON PLANNING BOARD

### MINUTES –November 10, 2016 – REGULAR MEETING - UNOFFICIAL UNTIL APPROVED

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

**Minutes of October 13:** Bill moved, and Chris seconded, acceptance of the minutes; all approved.

**Matters not on the Agenda for the evening:** None.

**Discussion of Possible revisions to Jackson Zoning Ordinance:** Sarah had prepared 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. Scott and Sarah had met prior to the meeting to review and clarify her proposed wording. [For clarification in these minutes, please note that proposed new wording is underlined.]

This evening's review of Sarah's suggested wording at Section 6.1.2 began with members' agreement that the wording would be as Sarah proposed except that the proposed sub-numbers would be omitted and the paragraph would end at "variations in each soil map unit." This proposed change is minor and would likely be just a "housekeeping change," not requiring a warrant article; a second housekeeping change in this Section 6 would be to standardize use of either "soil map" or "soil mapping." For Section 6.1.4, members decided to propose: For a residential development with more than 4 bedrooms as part of the principal Dwelling Unit and/or as part of an Accessory Apartment, the minimum lot size... [no change from current wording] as determined by the formula. A new Section 6.1.5 would state: For Multi-Family Residential and Cluster Single Family, the minimum lot size per Dwelling Unit permitted shall be adjusted according to the Dwelling Unit size as listed by the formula. [Members did not discuss the likelihood that the same formula would apply to both Sections 6.1.4 and 6.1.5, which might therefore be combined into subsections.] At current Section 6.1.5, now renumbered to 6.1.6, For Commercial Uses and/or industrial uses, members proposed no changes to the revision from 2000 g.p.d (gallons per day) to 600 g.p.d. recommended by Town Engineer Burr Phillips and agreed to at the October meeting.

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). Board review of Section 9 began with a discussion about whether to differentiate between attached and detached Accessory Apartments. Sarah preferred keeping the distinction, but after some discussion it was decided to drop the distinction; members agreed to revise the definition of "Accessory Apartments" so that it would read: "Accessory Apartment (also known as Accessory Dwelling Unit or ADU)" means an attached or detached room or rooms which meets the definition of a Dwelling Unit and which is accessory to a principal Dwelling Unit on the same lot. Wording proposed to revise Section 9.2 is The applicant for an Accessory Apartment shall comply with RSA 485-A:38 "Approval to Increase Load on a Sewage Disposal System." For a new Section 9.3, members agreed to the following proposed wording: The minimum lot size for a Dwelling Unit with an Accessory Apartment shall be determined by the requirements of Section 6.1.4.

Members discussed the State requirement that an interior door shall be required between two attached dwelling units shall be provided; for a new Section 9.4, it was agreed to state: An interior door shall be provided between the principal Dwelling Unit and an attached Accessory Apartment, but is not required to be locked or unlocked.

Scott moved to accept all the above proposed changes to the Jackson Zoning Ordinance in preparation for a Public Hearing; Bill seconded the motion and all approved.

Betsey reminded members about an opportunity to attend an information and training session about compliance with the ADU law, on Monday, November 14 from 6 to 8 PM.

Dick moved to adjourn, and Chris seconded the motion; all favored. The meeting was adjourned at 8:45 PM.

Respectfully submitted,

**Betsey Harding**

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