

## JACKSON PLANNING BOARD

### MINUTES –December 8, 2016 – REGULAR MEETING - UNOFFICIAL UNTIL APPROVED

**Call to Order:** The meeting was called to order at 7:10 PM by Sarah Kimball, Chair. Attending were: Members Sarah Kimball, Bill Terry, and Betsey Harding; Alternate attending was: Chris McAleer. Scott Badger, Jason Bagley, Dick Bennett, Kathleen Dougherty, and Daren Levitt had indicated they would be unable to attend. All Members and Alternates present would be voting, providing a quorum. Also in attendance were: Rick Davis, and Hank Benesh, who was making an audio-visual recording of the meeting.

**Minutes of November 10:** Bill moved, and Chris seconded, acceptance of the minutes; all approved.

**Matters not on the Agenda for the evening:** Sarah read aloud a letter she had received from the Selectmen about an Amended Driveway Permit and Inspection Policy for Driveways within a subdivision, necessitating a possible change needed in Jackson's Subdivision Regulations, concerning review by the Town Road Agent. It was not clear to Board members why a wording change to the Subdivision Regulations would be needed, as current wording indicates that enforcement is vested with the Selectmen. The letter will be inserted into our Subdivision Regulations for Board member awareness; revised wording may be used when the Subdivision Regulations next need revision.

Rick Davis had been told by Town Building Inspector Kevin Bennett that he ought to check with the Planning Board on his application to change the design of an existing 4 bedroom dwelling unit into 2 one-bedroom apartments, since it might be considered a change of use. This issue would be discussed after the agenda item of Zoning Ordinance Amendments.

**Discussion of Possible Amendments to Jackson's Zoning Ordinance:** The latest version was distributed. Sarah indicated the need for three minor revisions: at the proposed 6.1.5, reverse wording at the beginning; add "Minimum" before "Lot Size" in the formulas at 6.1.5; correct the layout at the new 6.1.6. A Public Hearing to present the proposed amendments will be held at 7 PM on January 5<sup>th</sup>.

**Request to change 4-bedroom residence into 2 one-bedroom apartments:** Rick Davis stated that he has bought a house adjacent to his home, one that shares the southern part of his driveway loop; he wants to demolish some rotted parts of the dwelling unit, and then convert the remaining space into 2 small apartments on the property's 3.9 acres. After brief discussion, Board members stated that converting from a single-family residence to another residential purpose would not be considered a change of use, and does not appear to need Planning Board approval.

**Other Business:** Betsey commented that Hank Benesh deserves our gratitude for the hours he puts into taping our meetings, for people to review on-line. He provides a valuable service to the town.

Sarah stated that to date the Board has spent under \$1,230 of the budgeted \$3,500. She has edited our revised Master Plan and added photos from many sources. Since it is nearly ready for duplication, some of the budget would cover that cost. In addition, copies of the Zoning Ordinance proposals will need to be printed.

Betsey will send Sarah the list of 2016 approvals, for the Planning Board Chair's report in the Town Report. Also for the Town Report, a photo of Board members will be taken at the January 5<sup>th</sup> meeting.

Bill moved to adjourn, and Chris seconded the motion; all favored. The meeting was adjourned at 8:05 PM.

Respectfully submitted,

Betsey Harding

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