

JACKSON PLANNING BOARD

MINUTES – February 6, 2017 –PUBLIC HEARING & SPECIAL MEETING - UNOFFICIAL UNTIL APPROVED

Call to Order: The meeting was called to order at 7:07 PM by Sarah Kimball, Chair. Attending were: Members Sarah Kimball, Scott Badger, Jason Bagley, Bill Terry, and Betsey Harding; Alternate attending was: Chris McAleer. All present would be voting. Kathleen Dougherty had indicated she would be unable to attend; she had submitted a note in favor of the proposed amendments being worded as Burr Phillips recommended. Also in attendance were: Town Engineer Burr Phillips, Joyce Allan, and Hank Benesh, who was making an audio-visual recording of the meeting. This meeting substitutes for the Planning Board's regular meeting, in order to meet the deadline necessary in holding a Public Hearing on proposed Zoning Amendments; proposals approved by the Board this evening must be at the Town Clerk's office on February 7.

Minutes of January 5: Bill moved, and Scott seconded, acceptance of the minutes; all approved.

Matters not on the Agenda for the evening: None.

PUBLIC HEARING - Proposed Amendments to Jackson's Zoning Ordinance: The proposed version has been on the website and offered by the Town Offices. Sarah opened this portion of the meeting with an explanation about the reasons for proposing these amendments to Sections 6 and 9. **Proposed Amendment #1:** the italicized portion adds back into the ordinance wording about soils as they affect the number of lots permitted.

Proposed Amendment #2 adds language required by State law on Accessory Dwelling Units (ADUs) to be effective by June 1, 2017. Burr inquired, referring to proposed section 6.1.5, if the formula was as it needs to be, since adding a dwelling unit means adding a kitchen, which requires more septic loading because of the additional nitrates. The formula indicated that for one or two bedrooms, the formula multiplier is 0.60; therefore, if two dwelling units each have two bedrooms, the multiplier would need to be 1.20, or more than the 1.0 multiplier a single four-bedroom dwelling unit. Members agreed that by omitting the last phrase, "for the total number of bedrooms" will work, with no need to adapt the formula.

Proposed Amendment #3: Changes at proposed section 6.1.6 correct the formula's denominator to ensure that commercial development will be judged in the same way residential development is, a change recommended by Burr Phillips. Bill noted that the word "in" is missing from 6.1.7, at "specified this section...."

Proposed Amendment #4 is a five part proposal of minor changes needed to bring Jackson's Zoning Ordinance into compliance with State law on Accessory Dwelling Units. Betsey noted that some italicized parts were not changes and should not be italicized.

Scott moved that the Board approve the wording of all four amendments to be placed on the Town Warrant for a March 2017 vote; Chris seconded the motion. There were no further comments or questions from the audience. All members voted to approve; with Kathleen's emailed note in favor of the proposals, the count would be 7-0-0. Betsey agreed to get the proposed amendments to the Town Clerk's and Selectmen's Office tomorrow. The town attorney will review them for proper wording for the Town Warrant.

Voluntary Merger Application: Diane & John Cabral, 14 Hutmen's Heights, R08, Lots 27C & 27D. In a review of the assessment cards, members noted that Lot 27 C has a dwelling unit, but 27 D does not. Merging the two lots will work well since that area is very steep, and the merger would allow for a safer driveway access. State law requires approval of a Voluntary Merger application if the merger will result in a lot that complies with the Zoning Ordinance. Betsey moved and Bill seconded approval; all favored.

Establish Nominating Committee: Scott, Jason, and Betsey agreed to serve, to select Planning Board officers for vote at March Planning Board Meeting.

Other Business: Betsey showed a flyer about the Planning and Zoning Conference offered in Concord on April 29; she will email the flyer to all, since attending one of those conferences can be very helpful to understanding planning issues.

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Betsey Harding

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