

JACKSON PLANNING BOARD

MINUTES – May 11, 2017 – REGULAR MEETING

- UNOFFICIAL UNTIL APPROVED

Call to Order: The meeting was called to order at 7:09 PM by Bill Terry, Chair. Attending were: Members Sarah Kimball, Dick Bennett, Kathleen Dougherty, and Bill Terry; Alternate attending was: Betsey Harding. Chris McAleer was unable to attend. All attending would be voting. Also in attendance were: Malcolm Campbell, and Hank Benesh, who was making an audio-visual recording of the meeting.

Minutes of April 13: Scott moved, and Kathleen seconded, acceptance of the minutes; all approved.

Matters not on the Agenda for the evening: none.

Review of Malcolm Campbell's question about his property at North Hampshire Ridge. First, Mr. Campbell corrected the address shown on the agenda: 142 North Hampshire Ridge is correct. He drew our attention to three maps created at different times, which show the existing lot and an adjacent right of way (ROW) to an adjacent lot that he also owns. Mr. Campbell wants to locate a new garage very close to the ROW. After some discussion, all concluded that the easiest way might be to retain the same lot lines along the existing cul de sac, but to apply for a Boundary Line Adjustment to decrease part of the ROW from a 40' width to a 25' width, thereby permitting sufficient space for the required setbacks.

Discussion of possible work to be done on Master Plan Goals and Objectives: Sarah suggested that we start with an examination of zoning districts, by wiping the current zoning slate clean and examining what district divisions we believe would be beneficial. Sarah said we should consider how we want the town to be divided and built. At the time of the Build-Out Study in 2014, as many as four potential zoning districts were discussed; in addition, the PDI Report reviewed nearly a year ago also recommended some more intensive zoning be permitted, for example, along the Route 16 B loop. We will want to involve Town Engineer Burr Phillips in the discussion, so we will know what to be aware of in issues including driveways, water resources, and water flows. Goals of changing our zoning districts would be to help the local economy, and create additional housing diversity that might decrease some housing costs. For example, Scott asked, if we permitted lots to be sold with reduced frontage, could we restrict those lots as restricted for "affordable" housing? We agreed to start with Tara Bamford, Senior Planner with North Country Council, who also conducted our Build-Out Study; she might be able to provide information on what techniques other towns have used to make some lower cost housing available. Betsey will ask if Tara could attend one of our upcoming meetings.

Other Business: none.

Adjournment: Dick moved, and Kathleen seconded, adjournment; all favored, so the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Betsey Harding

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