



TOWN OF JACKSON

OFFICE OF THE SELECTMEN

November 6, 2009

Mr. Thomas Perkins
Jackson Ski Touring Foundation
PO Box 216
Jackson, NH, 03846

Dear Thom:

As you are aware, during the Selectman's Board meeting last night on November 5, 2009, your building permit request to create a seasonal parking lot was denied. The Town Engineer, Burr Phillips, recommended that a variance be obtained on two accounts. First, the Rural-Residential District does not appear to allow commercial parking lots. Second, your property is in the River Conservation District which permits trails, but not parking lots. In order to proceed with your plans, you will need to obtain variance from Jackson's Zoning Board. The present chairman is Frank Benesh (tel: 383-8229).

Thank you for your cooperation.

Sincerely,

Linda M. Dresch
Town of Jackson

**RESIDENTIAL BUILDING PERMIT APPLICATION
TOWN OF JACKSON**

PO Box 268
Jackson, New Hampshire 03846
Phone: 603-383-4223 Fax: 603-383-6980
24 July 2009

*R17/10
Jackson Ski Training
Foundation
Note: NO A
To ZFA*

Checklist for Items Needed to Obtain a Residential Building Permit:

Required: a thoroughly completed building permit application form and the payment of the appropriate fees. The following items must be included with the application.

- Map and Lot #
- Complete contact information for both the Property owner and the Contractor including email addresses and telephone numbers.
- A site sketch or drawing accurately showing the size of the lot, the property lines and the setbacks to the structure which demonstrates compliance with zoning setback requirements.
- Plans and / or narrative adequate to determine compliance with Section 4.1.6, Site Disturbance, of the Town of Jackson Zoning Ordinance.
- Dimensioned floor plans for all floor levels specifying each room with its intended use.
- Dimensioned exterior elevation plans for new construction or work that will change the roofline. See the Zoning ordinance for height requirements. Please be aware these plans will be permanent records kept on file at the town office.
- A State Septic Approval for Construction number for a system designed for the correct number of bedrooms. The town needs to approve septic designs before submission to NH DES for approval.
- Additional driveway and blasting permits as required. Driveway permits are required on State and Town roads. For Town Driveway permits contact the Jackson Highway Department at 603-383-4341. For State Driveway Permits contact District 1 Greg Placey at 603-788-4641.
- Evaluation for asbestos or lead containing materials is necessary prior to demolition of any structure. Some older homes contain asbestos materials, often times used for insulation or heat protection. According to Federal and State Law any building scheduled for demolition or partial demolition, including those buildings to be utilized for a fire service training burn, must first be evaluated and cleared of any asbestos containing material. There are no exceptions to this requirement. For further information and certified asbestos consultants and licensed abatement contractors please refer to the state website at <http://www.des.state.nh.us/ARD/asbestos.htm>.
- SMALL WIND ENERGY SYSTEMS Applications for construction of these systems must include a list of abutters with mailing addresses and payment of the cost of notifying each by certified mail.

Items Needed to Obtain a Residential Occupancy Permit::

- A town approved building permit number.
- A town and State Approval to Operate a septic system.
- A state approved Division of Fire Safety permit to install and operate oil burning equipment to be in compliance with RSA 153:5. Applications for this permit are available at the Jackson Town Office and must be approved by the Fire Inspector and in compliance with State Fire Code (Fir 602) as adopted by the State Fire Marshal. Inspected and approved by the Jackson Fire Department. Contact phone number 603-383-4090.
- Required Town of Jackson Building Inspections at the appropriate point in the construction process and a final inspection. See below for a list of required inspections.

Code Compliancy Requirements:

In July of 2006 the State of NH adopted the International Residential Code 2000 for all new residential construction and residential remodel/renovation work. In August of 2007 the applicable code editions were updated. State Law requires compliance with the following codes for the construction of residential buildings, building components or structures:

International Residential Code 2006 Edition.
National Electrical Code 2008
International Plumbing Code 2006 Edition

All construction must comply with these codes and the Town of Jackson Zoning Ordinance.
All code required inspections must be performed and signed off on previous to any occupancy of the structure.

Inspections Required by the Town of Jackson:

- 1. Pre-Foundation & Site Disturbance Inspection:**
After Site Disturbance, any required excavation and after forms have been erected and any required reinforcing steel in place and prior to placing concrete.
- 2. Frame & Masonry Inspection :**
After roof, masonry, all framing, firestopping, draftstopping and bracing are in place
- 3. Rough Plumbing, Mechanical, Gas and Electrical System Inspection:**
After rough plumbing, mechanical, gas and electrical have been installed and before insulation and sheetrock, plaster or other interior finishes are installed.
- 4. Flood Plain Inspection (where applicable):**
Flood plain construction requires the submission of certification prepared by a registered professional engineer or land surveyor of the elevation of the lowest floor. The inspection will occur once the elevation of the lowest floor has been determined at the site and previous to any construction being initiated.
- 5. Fire- Resistance Rated Construction Inspection (where applicable):**
Where required between or within dwelling units or due to location on property, before wallboard joints and fasteners are taped and finished.
- 6. Final Inspection**
After permitted work is complete and prior to occupancy.

Please be aware that all noted inspections are required. In the event that additional trips are needed to re-inspect deficiencies or to make additional inspections of the same systems, the property owner will be required to reimburse the Town of Jackson at the current hourly rate that the Town is paying its inspection contractor. "Rough" inspections are required to be scheduled simultaneously.

It is the responsibility of the contractor to arrange for inspections at the appropriate stage of the work. . Please call the Jackson Town Office, 603-383-4223, to schedule these inspections.

1. Any electrical work must be completed by a licensed electrician per RSA 319-C: 1 unless the homeowner is doing his/her own electrical work where allowed by New Hampshire law.
2. Any plumbing work must be completed by a licensed plumber per RSA 329-A. unless the homeowner is doing his/her own electrical work where allowed by New Hampshire law.

RESIDENTIAL BUILDING PERMIT APPLICATION
TOWN OF JACKSON

PO Box 268
Jackson, New Hampshire 03846
Phone: 603-383-4223 Fax: 603-383-6980

Date of Application 9/3/09 Permit Number Issued _____
Map & Lot Number R17 #10
Street Name and Number RTE 16B
Village District _____ or Rural Residential District (Check one)

Property Owner Information:

Name JACKSON SKI TOURING FOUNDATION Telephone #'s 603-383-9355
Mailing Address PO BOX 216
Email Addresses thom@jacksonxc.org

Contractor Information:

Bids Being accepted
Name ~~THOMAS PERKINS~~ Telephone #'s ~~603-383-9355~~
Mailing Address POB
Email Addresses _____

Reason for Permit:

Structure: ~~New~~ ~~Addition~~ ~~Remodeling~~ ~~Alterations~~ ~~Wind Generation~~

Specify changes if remodeling or doing alterations: _____

Intended Use: PARKING - SEASONAL winter

Dimensions of New Structure or Addition: NO STRUCTURE

Is this property or part of this property in Current Use? Yes _____ No X Explain _____

See RSA Chapter 79-A Current Use Taxation. "Current use" is an assessment of land value for taxation purposes meant to encourage the preservation of open space. Land presently within 'current use' cannot be part of the buildable area of the lot unless removed from current use.

Structure Setback Requirements: 50' from the edge of any road right-of-way (typically the edge of the road right of way and the front property line are one in the same), 25' from any abutter property line and 50' from the near bank of any year-round stream or body of water which is a property boundary. Setback requirements may also be affected by Section 5, River Conservation District, of the Zoning Ordinance. The village district has additional requirements that apply along route 16A and for frontage on a road right of way. Please refer to the Zoning Ordinance

Specify the setback distances: Facing the road _____ Back of property _____

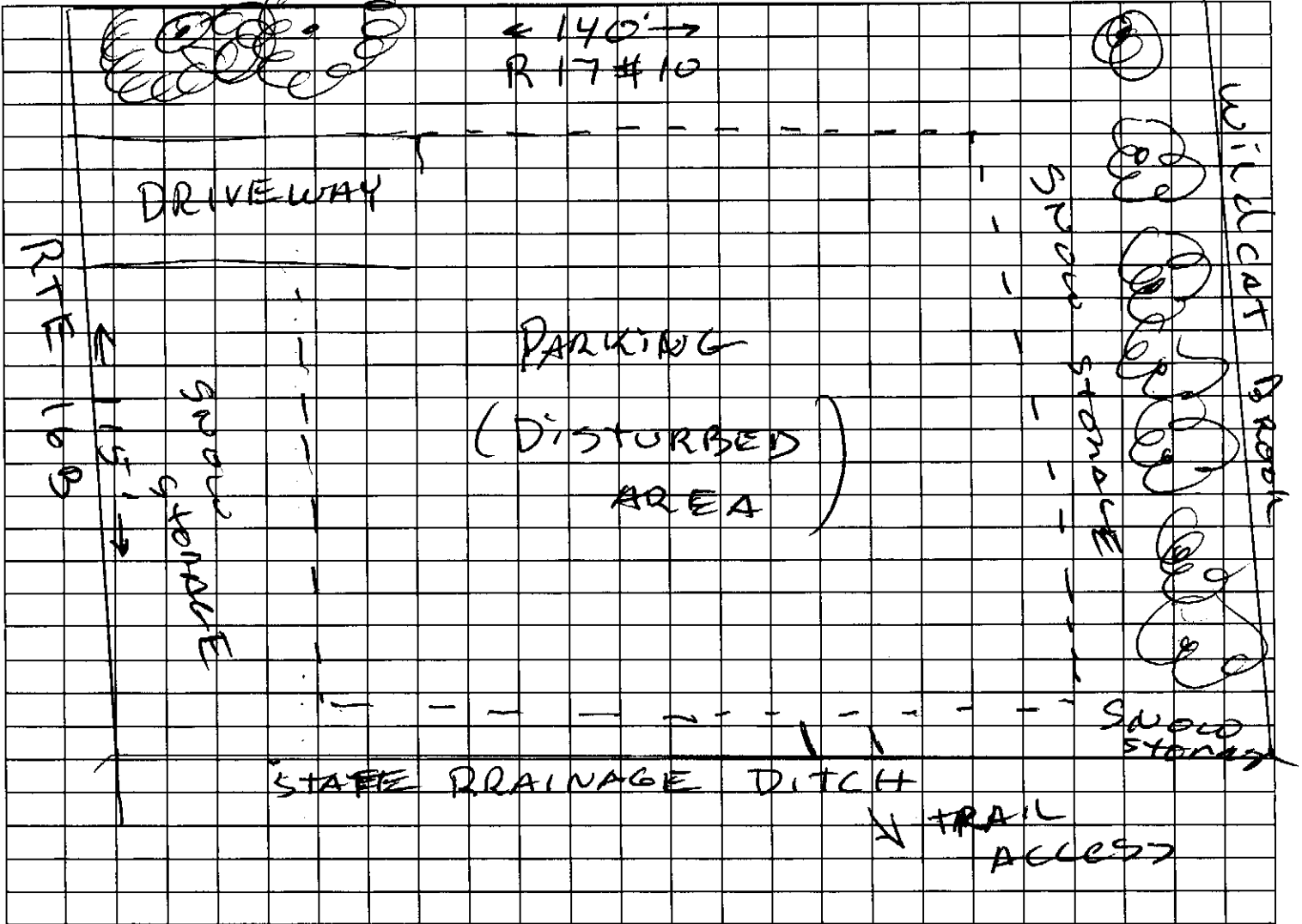
Side of property NA Side of Property _____

Length of frontage on the street 115'

SITE PLAN DETAIL

In the space below draw the exact shape of your lot and mark the boundary distances: Show all present and proposed structures in their correct location on the lot.

1 SQUARE EQUALS 5 FEET



Special Flood Hazard

Is this land in an area of Special Flood Hazard? YES _____ No _____

Please see Section 10 of the Jackson Zoning Ordinance for details on flood areas.

*used solely for
parking
zone ord # 11.10.*

Floor Plans: Provide dimensioned floor plans for all floor levels specifying each room with its designated purpose to be kept on file at the town office. *N/A*

Exterior elevation plans: Provide dimensioned exterior elevation plans for new construction or work that will change the roofline. See the Zoning ordinance for height requirements. Please be aware these plans shall be permanent records kept on file at the town office. *N/A*

*PLAN = INSTALL DRIVEWAY GRAVEL - GRAVEL
PARKING AREA. SEED & MULCH TO LOOK LIKE
FIELD IN NON SNOW SEASONS*

CONSTRUCTION TYPE: (applicable to proposed work on permit) Check all that apply.

Foundation:

Concrete _____
 Cem. Block _____
 Stone _____
 Piers _____

Basement:

Full _____
 3/4 _____
 1/2 _____
 1/4 _____

Insulation:

Blanket _____
 Walls _____
 Roof _____
 Attic _____

Exterior Walls:

Clapboard _____
 Wide Siding _____
 Wood Shingles _____
 Stucco _____
 Brick _____
 Vinyl Siding _____
 T-11 _____
 Log _____

Interior Finish:

Drywall _____
 Plaster _____
 Paneling _____
 Knotty Pine _____

Floors:

Basement _____
 First Floor _____
 Second Floor _____
 Third Floor _____

Bedrooms:

Specify number _____

Electric:

Type of Service _____

Heating:

Electric _____
 Hot Water _____
 Hot Air _____
 Fireplace _____
 Wood Stove _____
 Steam _____
 No Heat _____

Plumbing:

number of Baths _____
 Laundry Room _____
 Garbage Disposal _____
 Kitchen Sinks # _____
 Other _____
 No Water _____

Out buildings: include size of building

Garage _____
 Barn _____
 Shed _____
 Deck _____
 Patio _____
 Swimming Pool _____
 Other _____

PERMITS AND APPROVALS:

Site Disturbance:

Type: Driveway YES Excavation _____ Well _____ Septic _____ Steep Slope _____
 Blasting: Contractor Name _____ Phone _____
 License Number: _____ Proposed start date of project: FALL 2009

Driveway Permit:

For any new construction of a driveway or relocation of a driveway on a town road a Driveway Permit must be obtained and approved by the Jackson Highway Department. The telephone number is 603-383-4341.

For State Roads (Rte 16, 16A 16B and Carter Notch Road to Meloon Road) contact the Department of Transportation engineer in Lancaster NH 603-788-4641.

Copy of driveway permit is attached: Yes No _____ Not Applicable _____

Septic System:

All new construction needs a septic system design approved by the town engineer and the State of New Hampshire Department of Environmental Services. N/A Bedrooms may not be added to any existing structure without an approved town and state septic system design.

Non-Conforming Lot Size: For any lot which is non-conforming to minimum lot size, no septic system shall be approved which accommodates more than (2) bedrooms. See Zoning Ordinance Section 6 for Minimum Lot Size requirements.

Septic Approval # N/A

Demolition:

According to Federal and State Law any building scheduled for demolition or partial demolition, including those buildings to be utilized for a fire service training burn, must first be evaluated and cleared of any asbestos and lead based materials. There are no exceptions to this requirement.

Description of structure N/A Proposed Date of Demolition N/A

Name & Contact information of person responsible: N/A

Permit to Install and Operate Oil Burning Equipment:

A state approved Division of Fire Safety permit to install and operate oil burning equipment to be in compliance with RSA 153:5. Applications for this permit are available at the Jackson Town Office and must be approved by the Fire Chief and in compliance with State Fire Code (Fir 602) as adopted by the State Fire Marshal. Inspected and approved by the Jackson Fire Department.

Additional Items of Note:

Water Testing & Wells: The state of New Hampshire encourages all owners to have new and existing wells tested.

Water: Dug Well N/A Drilled Well N/A Community Well N/A Town Water N/A

Water course if applicable: _____

Is this property located within the Jackson Water Precinct boundary? _____

Is the property in compliance with the Jackson Water Precinct requirements? _____

Please call Jackson Water Precinct 383-6539 for more information.

Well Radius:

For any lot, the entire well radius to the extent possible shall be located on this lot. If the well radius cannot be located entirely on the lot, it shall be located to the extent possible within the well radius of any abutting lot or within land which is non-buildable under state and local regulation. The purpose of this requirement is to protect water quality on all lots. An applicant shall be expected to release the town in connection with protective well radii in the same manner as the State of New Hampshire under RSA 485-A:30-b. This release shall be recorded at Carroll County Registry of Deeds.

Streams & Rivers: Please refer to the Jackson Zoning Ordinance

Hardwired Smoke Detectors shall be installed in accordance with the requirements of the International Residential Code 2006. Single and multiple-station smoke alarms are to be installed in each sleeping room and in the vicinity outside of each separate sleeping area and on each additional story of the dwelling including basements but not including crawl spaces and uninhabitable attics. When there is more than one smoke alarm required within the dwelling unit the alarm devices shall be interconnected in such manner the actuation of one alarm shall activate all of the alarms in the unit. See R317.1 and R317.1.1 of the IRC 2000.

ARC fault protection is required in many areas of a home. See NEC 2008 Section 210.12 (B).

GFCI fault protection is required in many areas of a home. See NEC 2008 Section 210.8.

All garage receptacles require GFCI fault protection. See NEC 2008 Section 210.8.

RESIDENTIAL BUILDING PERMIT FEES:

Please note: A building permit is not required for a project with an estimated value less than \$10,000 unless work extends outside of the current foot print. Minimum project value is determined by the Town of Jackson based on the area of the project and estimated costs per square foot giving consideration to the work to take place.

Construction Less than \$10,000 and Extends Outside Footprint:

The fee for work that extends outside the building footprint (such as decks and sheds) and is valued at less than \$10,000 is \$25. In the event a building permit is not issued, the fee will not be refunded.

Construction \$10,000 & above:

- 1 check for a non-refundable \$75 base fee to process the application.
- 1 check for 0.0025 per dollar value for the estimated value of the work.

Permit Application Non-Refundable Processing Fee \$75

Permit Fee - estimated value of work \$ _____ x 0.0025 = _____

IN THE EVENT THAT A BUILDING PERMIT IS NOT ISSUED, \$75 IS NON-REFUNDABLE.

Permitted work must be completed within one year from the date of issuance. RSA 676:15 provides penalties for noncompliance of \$100 per day for exceeding one year requirement. Permit renewal fees are \$25 for Construction Less than \$2,500 and \$75 for Construction \$2,500 & above.

RSA 676:17 (B) shall be subject to a civil penalty of \$275 to \$550 per day and may be guilty of a misdemeanor or a felony for failure to secure an approved building permit.

I understand and accept that approval granted by the Town of Jackson, based upon information supplied herein, does not relieve me from having to comply with any local ordinances, State or Federal Laws.

I hereby certify that the information herein is true and the above site work/construction will be accomplished in accordance with the data submitted. I have read and understand the zoning regulations, which are applicable to this construction, and I understand the Board of Selectmen will verify compliance.

Applicant Signature: Shon Rubin Date: 9/3/09

Board of Selectmen Approval:

[Signature]
[Signature]

Date of Approval 11/5/09



GEORGE N. CAMPBELL, JR.
COMMISSIONER

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

District 1 Office, 641 Main Street, Lancaster, NH 03584 (603) 788-4641



JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

DRIVEWAY PERMIT

To: Thomas Perkins
Jackson Ski Touring
PO Box 216
Jackson, NH 03846

City/Town: Jackson
Route/Road: Carter Notch Rd (N231
Patrol Section: 113
Tax Map: 17
Lot: 10
Development:

Permit #: 01-231-4644
District: 01
Permit Date 1/29/2009

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining Carter Notch Rd (N2310041), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.3 miles south of Moody Farm Road on the east side of Carter Notch Rd (N2310041).

GPS: 44.1695 N 71.19151 W.

Specifications: This permit authorizes a gravel access to be used as a Recreational Parking drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 24.75 feet from and parallel to the centerline of the highway. The entrance shall be graded so that the surface of the drive drops 10 inches at a point 20 feet from Carter Notch Rd (N2310041) edge of pavement.

The driveway shall not exceed 15 feet in width.

Drive shall be located approximately 25 feet north of pole # NECOOP / 3 / 188 / 9 / NET & T.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

The existing drainage shall be maintained.

Copies: District, Town, Patrolman

Approved _____

District Engineer
For Director of Administration

Linda

From: phildavies11@cs.com
Sent: Thursday, October 29, 2009 9:06 PM
To: Linda@Jackson-nh.org
Cc: bfunicella@mac.com; townadmin@jackson-nh.org
Subject: Re: Wildcat Advisory Committee

Linda --

The Wildcat River Advisory group was formed after the agreement with the Feds and the town to make the Wildcat a wild and scenic river. The advisory group was to remain in existence for 10 years as I recall. I have the documentation at home. After this period the group expired. I'm not 100% on this, but again I have the documentation at home. The current MOU with the USFS relating to the Wildcat calls for the Conservation Commission to play that advisory committee role.

When Wink Lees was chairman of the Conservation Commission, we tried to revive a more inclusive approach to the Wildcat by forming another advisory committee involving the Eastside Walk folks and some others. It didn't amount to much and is defunct. I still talk with Larry Bamia periodically about the Wildcat and the Eastside Walk plans.

The VRAP studies you mention were done entirely under the auspices of the Conservation Commission. We've not done a formal study for a couple of years but do keep in touch with the VRAP program coordinator. The VRAP (Volunteer River Assessment Program) is a program run by the state DES to which the Jackson Conservation Commission has occasionally been involved and will likely be involved in the future,

Hope this helps and if you have any questions, please let me know. Thanks...Phil

-----Original Message-----

From: Linda <Linda@Jackson-nh.org>
To: Phil Davies <Phildavies11@cs.com>
Cc: Gino Funicella <bfunicella@mac.com>; townadmin@jackson-nh.org
Sent: Thu, Oct 29, 2009 12:49 pm
Subject: Wildcat Advisory Committee

Hi Phil -- I noticed that you were involved with the Jackson VRAP Group volunteers for the 2006 Wildcat Brook Tributaries & Ellis River Water Quality Report. I'm trying to find out who is on the Wildcat River Advisory Committee? Do you know? Thanks for any info ... Linda

10/30/2009

Jackson Town Admin

From: Thom [thom@jacksonxc.org]
Sent: Thursday, October 29, 2009 1:53 PM
To: 'Burr Phillips'; 'Dave Mason'; bfuncella@mac.com
Cc: 'Linda'; 'Diane Falcey'; Alan Wilson; Bengt Karlsson; Bob Kantack; Gewn Vosburgh; Gewn Vosburgh; Joan Palubniak; Ken Kimball; Kevin Killourie; Michael Leahy; paul williams; Stan Bodkins; Walter Yaceshyn
Subject: RE: JSTF Bldg Permit Application - Property Line Dispute
 Dave and Gino,

I spoke with our abutter in my office before she left for California. She brings concerns about the line forward after our conversation. Since then, I have spoken to Dave Mason regarding her concerns. She claims a 15' difference from our deed's location. Whether the line is one way or the other, the planned work can be easily accommodate what is a very minor line issue and end up not intruding on our abutter's property. If you look at the plan that I submitted, it shows nearly a 15' setback from the line as indicated in our deed. She is apparently going to have a survey done. That should resolve her line issue but shouldn't impact our working or parking area significantly. We will make sure that we accommodate a 15' variation in the property line.

Thom Perkins
 Executive Director
 Jackson Ski Touring Foundation

From: Burr Phillips [mailto:csolutions@roadrunner.com]
Sent: Thursday, October 29, 2009 1:16 PM
To: Dave Mason; bfuncella@mac.com
Cc: 'Thom'; 'Linda'; Diane Falcey
Subject: JSTF Bldg Permit Application - Property Line Dispute

Hi Dave/Gino,

Diane Falcey called moments ago to say that Ammonoosuc Survey believes that the property line show on JSTF's latest plan is off a bit. Apparently, the abutter (Walker) is concerned that the parking/driveway will be built partially on their land. I recommend that JSTF and Walker resolve the issue before the building permit is issues.

Note, Chris Northrup from NH Office of Energy & Planning mentioned that Walker had called with floodplain/floodway questions. Apparently this abutter has some concerns with the project. Better to ask the two parties work it out in advance.

Burr Phillips, PE, CPESC
Civil Solutions, LLC
 PO Box 476, Bartlett, NH 03812-0476
 603-374-1899

Information from ESET NOD32 Antivirus, version of virus signature database 4555
 (20091029)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

10/29/2009

Civil Solutions, LLC
INTEGRATING PEOPLE WITH THE ENVIRONMENT

MEMORANDUM

Date: October 29, 2009 Project#: 2005-005-11
To: Board of Selectmen, Town of Jackson
From: Burr Phillips, PE, CPESC
Re: Jackson Ski Touring Foundation, Tax Map R-17, Lot 10
Town of Jackson - Building Permit Review

Copy to File

Copy to Others:

Civil Solutions, LLC (CS) has reviewed the two supplemental plans provided by Jackson Ski Touring Foundation (JSTF) delivered to the town office last week. CS offers the following additional recommendations.

1. *The project is located in the Rural-Residential District which does not appear to allow commercial parking lots in that zone. A variance needs to be obtained from the zoning board. [9/15/09] **No change.***
2. *Based on a review of the FEMA Flood Insurance Rate Map (FIRM), the project appears to be located in the 100-year flood plain, perhaps also in the floodway. The applicant needs to procure a licensed surveyor or engineer to map the site and determine if it is in the flood plain and/or floodway and, if so, comply with Section 11 of the zoning ordinance. [9/15/09] **As long as the project does not change the topography within the "Regulatory Floodway" (as shown on the plan), the work appears to be in compliance with Section 11. CS spoke with Chris Northrup from NH Office of Energy & Planning who concurred.***
3. *Being adjacent to the Wildcat Brook, the site is also within the River Conservation District (RCD). Even though trails are permitted in the RCD, parking lots are not. A variance needs to be obtained from the zoning board. [9/15/09] **No change.***
4. *The sketch provided with the application is not adequate for assessing compliance with the new Site Disturbance requirements (paragraph 4.1.6) and does not call for erosion-control measures other than loam, seed, and mulch. CS recommends that the applicant prepare a grading plan that accurately shows the limits of site disturbance, grades, and proposed erosion-control measures. The erosion-control design should consider the time of year for construction. [9/15/09] **The new plan proposes sufficient erosion-control measures and explains the grading. No further comment.***
5. *The sketch provided calls for snow being storage along the edge of the Wildcat Brook. As recommended by NHDES Fact Sheet WMB-3, the snow should be stored at least 25 feet from the high water mark to minimize salt and sand migration to the river. [9/15/09] **The new plan removes the snow storage close to the river. CS recommends that a note be added to the building permit saying "Snow shall not be stored within 25 feet of the Wildcat Brook". No further comment.***
6. *Since the Wildcat Brook is a federally designated "Wild and Scenic River", CS recommends that the plan be reviewed by the Wildcat River Advisory Committee.*

Should you have any questions, please call.

*Not \$10,000.
\$1010*

Civil Solutions, LLC
INTEGRATING PEOPLE WITH THE ENVIRONMENT

MEMORANDUM

Date: September 15, 2009 Project#: 2005-005-11
To: Board of Selectmen, Town of Jackson
From: Burr Phillips, PE, CPESC
Re: Jackson Ski Touring Foundation, Tax Map R-17, Lot 10
Town of Jackson - Building Permit Review

-
- Copy to File
 - Copy to Others:
-

Comments:

Civil Solutions, LLC has reviewed the above-referenced building permit application on behalf of the Town of Jackson. The application is for a proposed new gravel parking lot to be located adjacent to the "Wild and Scenic" Wildcat Brook on Route 16B, approximately 1/4-mile south of Moody Farm Road. CS recommends that the applicant address the following items before a building permit is issued.

1. The project is located in the Rural-Residential District which does not appear to allow *501C3-* commercial parking lots in that zone. A variance needs to be obtained from the zoning board.
2. Based on a review of the FEMA Flood Insurance Rate Map (FIRM), the project appears to be located in the 100-year flood plain, perhaps also in the floodway. The applicant needs to procure a licensed surveyor or engineer to map the site and determine if it is in the flood plain and/or floodway and, if so, comply with Section 11 of the zoning ordinance.
3. Being adjacent to the Wildcat Brook, the site is also within the River Conservation District (RCD). Even though trails are permitted in the RCD, parking lots are not. A variance needs to be obtained from the zoning board.
4. The sketch provided with the application is not adequate for assessing compliance with the new Site Disturbance requirements (paragraph 4.1.6) and does not call for erosion-control measures other than loam, seed, and mulch. CS recommends that the applicant prepare a grading plan that accurately shows the limits of site disturbance, grades, and proposed erosion-control measures. The erosion-control design should consider the time of year for construction.
5. The sketch provided calls for snow being storage along the edge of the Wildcat Brook. As recommended by NHDES Fact Sheet WMB-3, the snow should be stored at least 25 feet from the high water mark to minimize salt and sand migration to the river.

Should you have any questions, please call.

Jackson Town Admin

From: Burr Phillips [csolutions@roadrunner.com]
Sent: Monday, October 19, 2009 12:01 PM
To: 'Jackson Town Admin'; 'Dave Mason'; 'Gino Funicella'
Cc: 'Jack Dever'
Subject: RE: Jackson Ski Touring Foundation Carter Notch Road Parking Lot

Hello All,

I'm not sure where this application is at, but I'll offer the following:

- 1) I have not seen the referenced detailed drawings, so it is difficult to make specific comments.
- 2) I, too, do not know of any NHDES permits or US Army Corps permits that would be required unless the work is to extend either below the "top of bank" (doubtful – but the detailed drawing would help), into the "Regulatory Floodway"
- 3) If the work extends into the "Regulatory Floodway", that would not be allowed – see paragraph zoning 11.8.6.2. If this requirement was waived via a variance, FEMA might wouldn't be happy since it could increase flooding in other areas. No doubt that they would take action – threaten to revoke all FEMA flood insurance in the town. (Floodway = No-Way)
- 4) Whereas the WildCat is a federally designated Wild & Scenic River, it would be prudent to ask the WildCat River Advisory Committee to review the plans.
- 5) I know the above sounds negative, but I actually think they would be fine if they:
 - a. Demonstrated that the work will not extend into the Floodway
 - b. Got through the zoning issues (see initial letter)
 - c. Provided a simple grading and erosion-control plan to satisfy the Site Disturbance Requirements (4.6.2)

Burr Phillips, PE, CPESC
Civil Solutions, LLC

From: Jackson Town Admin [mailto:townadmin@jackson-nh.org]
Sent: Monday, October 19, 2009 10:47 AM
To: Dave Mason; Gino Funicella
Cc: Burr Phillip; Jack Dever
Subject: FW: Jackson Ski Touring Foundation Carter Notch Road Parking Lot

Gino, Dave & Bea:

FYI, see below...

-----Original Message-----

From: Thom [mailto:thom@jacksonxc.org]
Sent: Monday, October 19, 2009 10:59 AM
To: townadmin@jackson-nh.org
Subject: Jackson Ski Touring Foundation Carter Notch Road Parking Lot

Dear Selectmen:

After inquiry with the NH DES and the US Army Corp of Engineers, no permits are required to perform the proposed work. They understand that it is in the 100 year flood plain. A detailed drawing has been submitted to the office.

10/19/2009

Please let me know if you have any further questions. I will see you on Nov 5th.

Thank you,

Thomas Perkins
Jackson Ski Touring Foundation

_____ Information from ESET NOD32 Antivirus, version of virus signature database 4522
(20091019) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

I am using the free version of SPAMfighter for private users.
It has removed 5159 spam emails to date.
Paying users do not have this message in their emails.
Try SPAMfighter for free now!

_____ Information from ESET NOD32 Antivirus, version of virus signature database 4522
(20091019) _____

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