

JACKSON PLANNING BOARD

MINUTES –September 8, 2016 – REGULAR MEETING

- UNOFFICIAL UNTIL APPROVED

Call to Order: The meeting was called to order at 7:08 PM by Sarah Kimball, Chair. Attending were: Members Sarah Kimball, Scott Badger, Kathleen Dougherty, and Jason Bagley; Alternates attending were: Bill Terry and Chris McAleer. Betsey Harding had indicated she would be unable to attend. Also in attendance were: Burr Phillips, Town Engineer, and Hank Benesh, who was making an audio-visual recording of the meeting.

Minutes of August 11: Sarah Kimball moved, and Kathleen Dougherty seconded, acceptance of the minutes; all approved.

Matters not on the Agenda for the evening: None.

Discussion with Burr Phillips: Burr Phillips discussed the use of soils information in determining lot size for developments in areas without municipal water or sewer. Referencing the SSSNNE Publication No. 4 referred to in Section 6.1.3, Burr Phillips noted several provisions in the model ordinance that he felt, if specifically included in the Jackson Zoning Ordinance, would provide a clearer way to apply the minimum lot size by soil type section. Applying these provisions to the Accessory Apartment Section 9 would enable several proposed apartments to proceed. He also explained what he felt was an error in the formula included for determining lot size for commercial/industrial uses. After some discussion Board members agreed to develop new language to propose for a town vote in March.

Continued Review of Master Plan: The revised wording based on the previous meeting's discussion of Tara Bamford's suggestions was reviewed and generally accepted, although there is still some difficulty with the statistics, where the data from the NH Office of Energy and Planning differs considerably from the estimates made in the American Community Survey published by the US Census Bureau. It was felt that only information based on real data should be included. Due to Jackson's comparatively small size the estimates provided by the American Community Survey contained a margin of error too large to be useful for the Master Plan.

Sarah Kimball moved to adjourn, and Kathleen Dougherty seconded; all favored. The meeting was adjourned at 8:49 PM.

Respectfully submitted,

Betsey Harding (from notes by Bill Terry and Sarah Kimball)

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