

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
August 11, 2015**

The Town of Jackson Planning Board met on August 11, 2015 at the Town Hall at 7:30 pm with the following people in attendance:

**Board members:**

- Noel Hanf, Chairman
- Irene Headwell
- Mark Mahoney
- Norma Nilsen
- Jamie Nolan
- John Tully

**Others:**

- |                               |                            |
|-------------------------------|----------------------------|
| • James & Margaret Bloomfield | - Edward Miller            |
| • Beverly Brown & Bill Jagoe  | - Robert Nyholm            |
| • Patricia & Tim Burch        | - Gary & Irene Pedersen    |
| • Michael Cassidy             | - Gail & Cole Pfister      |
| • Maureen Clifford            | - Elizabeth & John Reardon |
| • Richard Corr                | - Kathy & Larry Vedder     |
| • Kathleen Fraher             | - Daniel & Jeanette Wiley  |
| • Robert Headwell             | - Joan & Harriet Womer     |

**MINUTES**

A **motion** was made by Headwell, seconded by Mahoney to approve the June 16, 2015 minutes as written. Motion carried in favor, 6-0.

**ROBERT & IRENE HEADWELL**

Bob Headwell was present to share a sketch plan of their property at 96 Dunbar Road (parcel #247.-1-20). The parcel has two residences in addition to a storage building which are currently listed for sale. If the entire parcel is sold, no subdivision would be needed. However, if a potential buyer only wants one residence, a subdivision would be necessary.

**LAKE LAUDERDALE CAMPGROUNDS, INC. / IRENE PEDERSEN**

Although the Planning Board has not received a formal application from Lake Lauderdale Campgrounds, Inc. (LLCG) / Irene Pedersen, the Planning Board decided to offer an informational meeting about this property prior to the summer residents leaving in September. Anticipated Agent, Gary Pedersen described the potential subdivision using several maps. He outlined the following:

- four lots he wished to subdivide complete with space for septic systems;
- areas for a community septic system for up to 40 lots (if needed); and,
- a 50-foot width for the road that will identify property lines.

It is the intent of LLCG to donate a portion of land to a Home Owners' Association (HOA) so that the road and a possible septic system can be managed by an established entity. Currently, there is no HOA.

Mr. Pedersen has been communicating with the Department of Health Engineer Mike Shaw as well as a local engineer Bill Cottrell about land for septic system options. Mr. Mahoney requested that Mr. Pedersen obtain a letter from Mr. Cottrell verifying that, based on the perk test, the leach field as shown on the plan is large enough to accommodate the flow rate from the existing cottages and that it is also adequate to provide for a reserve area.

Several residents who live on that area of the lake inquired about many issues:

- Costs associated with establishing a Home Owners' Association;
- Costs associated with building a community septic system (if needed);
- Concerns that the donated land must be viable for building a septic system;
- Concerns about drinkable water should a well fail;
- Continued access to the beach starting at Bill Jagoe's property;

**[Chairman Hanf described some of the engineering and regulatory problems homeowners will encounter if land is not set aside for a community septic system and one or more of the existing waste systems fail.]**

Mr. Pedersen is working with surveyor, Peter Bell to complete the survey maps.

Those in attendance were encouraged to check the Town's official website for the Planning Board minutes in order to track the progress of this project.

#### **REPORTS**

- **Washington County** (Transfer Station project) and Earth Waste Systems have still not arrived at final agreement. The public hearing remains open.
- Questionnaires continue to be sent to the Town Clerk. Deadline is August 20<sup>th</sup>.

**Adjourned** at 9:15 pm.

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk

**Regular Meeting: Tuesday, September 1, 2015 at 7:30 pm**

Amendments in **[bold]**