

**TOWN OF JACKSON
PLANNING BOARD MEETING
December 1, 2015**

<These minutes are subject to Planning Board approval>

The Town of Jackson Planning Board met on December 1, 2015 at the Town Hall at 7:30 pm with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Doug Gordon
- Irene Headwell
- Mark Mahoney
- Jamie Nolan
- John Tully

Others Present:

- Dean & Evelyn Chapin
- Teresa McMahon
- Peter Netusil
- Jean & Norma Skellie
- Wendy Steindl

7:34 PM

PUBLIC HEARING – MICHAEL & WENDY STEINDL

Wendy Steindl was present with an updated survey map of their property located at 3502 State Route 22 (parcel #216.-3-30/8.4 acres). They wish to create two new lots from their 8.4 acre parcel. Lot 1 will be 2.77 acres; lot 2 will be 3.10 acres and lot 3 will be the remaining lands. In addition, they would like to make a boundary line adjustment between the north end of that parcel (remaining lands) and their other parcel (#216.-3-13/17.25 acres) to ensure that the septic on the existing residence lies within the parcel's boundary lines.

Adjacent neighbors Jean & Norma Skellie were present to ask about the plans for the new lots and to review the map. A **motion** was made by Tully, seconded by Nolan to close the public hearing at 7:49 pm. Motion carried in favor 6-0.

7:50 PM

PUBLIC HEARING – CHAPIN AIR PARK, LLC

Dean and Evelyn Chapin were present with an updated survey map of their property located along State Route 22 (parcel ID 248.-1-23.1/140.3 acres). They propose to subdivide 73.07 acres located between the eastside of State Route 22 and the railroad that abuts the airport portion of the parcel. Since the parcel also extends west across State Route 22, this minor subdivision would create a second new lot of 19.97 acres. If the subdivision is approved, the Chapins plan to sell the 73.07 acres to a local farmer and anticipates that it will continue as agricultural land. They do plan to retain the smaller parcel of 19.97 acres on the west side of State Route 22 as well as the air park.

Adjacent neighbors Peter Netusil and Teresa McMahon were present with questions about the air park portion that were determined to be questions for the federal government. A **motion** was made by Tully, seconded by Gordon to close the public hearing at 8:05 pm. Motion carried in favor 6-0.

8:05 PM

OPEN REGULAR MEETING

MINUTES

A **motion** was made by Nolan, seconded by Tully to approve the November 10, 2015 minutes as written. Motion carried in favor, 6-0.

NORMA NILSEN

Norma Nilsen's Planning Board term expires December 31, 2015. A **motion** was made by Tully, seconded by Gordon to express appreciation to Norma for going "above and beyond" serving the Town of Jackson for 27 years as a Planning Board member. Motion carried in favor, 6-0.

MICHAEL & WENDY STEINDL

A **motion** was made by Gordon, seconded by Headwell to approve the Michael P. and Wendy L. Steindl minor subdivision with a boundary line adjustment. Motion carried in favor, 6-0.

Roll Call:

| | |
|----------------|-----|
| Noel Hanf | Aye |
| Doug Gordon | Aye |
| Irene Headwell | Aye |
| Mark Mahoney | Aye |
| Jamie Nolan | Aye |
| John Tully | Aye |

The Chairman signed the Mylar and Public Health letter.

CHAPIN AIR PARK, LLC

A **motion** was made by Tully, seconded by Headwell to approve the Chapin Air Park, LLC minor subdivision. Motion carried in favor, 6-0.

Roll Call:

| | |
|----------------|-----|
| Noel Hanf | Aye |
| Doug Gordon | Aye |
| Irene Headwell | Aye |
| Mark Mahoney | Aye |
| Jamie Nolan | Aye |
| John Tully | Aye |

The Chairman stamped and signed the Mylar and Public Health letter.

8:20 PM PUBLIC HEARING – WASHINGTON COUNTY (TRANSFER STATION)

Washington County and Earth Waste Systems have still not arrived at final agreement about the Transfer Station boundaries. After some discussion about leaving the public hearing open, a **motion** was made by Mahoney, seconded by Nolan to close the public hearing for the Washington County Transfer Station Project. A letter will be sent to Laura Chadwick, agent for Washington County stating that the public hearing has been closed and what options the County would have in the future if they chose to apply again.

8:25 PM

RE-OPEN REGULAR MEETING

WASHINGTON COUNTY (TRANSFER STATION)

A **motion** was made by Mahoney, seconded by Tully to deny the Washington County Transfer Station minor subdivision due to a lack of agreement about the boundary lines between the two parties since March 3, 2015. Motion carried in favor, 6-0.

Roll Call:

| | |
|----------------|-----|
| Noel Hanf | Aye |
| Doug Gordon | Aye |
| Irene Headwell | Aye |
| Mark Mahoney | Aye |
| Jamie Nolan | Aye |
| John Tully | Aye |

PLANNING QUESTIONNAIRE

The board discussed the planning questionnaire results. The board agreed that the respondents frequently commented that they want to see the character of the town preserved and that the town needs some additional regulations. Headwell commented that current laws have not been enforced in Jackson (i.e. junkyard ordinance) so how would new, land-use regulations be enforced. Mahoney stated that, in general, the public is not aware that the neither Planning Board nor Town Board has any power to stop potentially undesirable projects from being established in Jackson. Although the board doesn't want to deter new business from coming to Jackson, often reputable businesses appreciate having some guidelines where they wish to locate their business.

The lake/river areas were also discussed. One idea would be to ask those residents on the lake and/or river about what restrictions and/or permissions they would like to have created.

Chairman Hanf will make a report to the Town Board.

Adjourned at 9:15 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

Regular Meeting: Tuesday, January 5, 2015 at **7:00 pm**