

**TOWN OF JACKSON
PLANNING BOARD MEETING
December 2, 2014**

The Town of Jackson Planning Board met on December 2, 2014 at the Town Hall at 7:30 pm with the following people in attendance:

Board members:

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

Also Present:

- Mark N. Kenyon
- Ted Dwyer
- Don & Lisa Otey

MINUTES

A **motion** was made by Mahoney, seconded by Tully to approve the October 7th minutes as written. Motion carried in favor, 5-0. A **motion** was made by Nilsen, seconded by Tully to approve the November 17th minutes as written. Motion carried in favor, 3-0.

MARK N. KENYON

Nick Kenyon was present with a sketch plan to move the southern boundary line of his parcel #239.-2-38 one hundred (100) feet increasing his adjacent parcel #239-2-39.2 to approximately four (4) acres. The board agreed that if the surveyor doesn't move the line more than one hundred feet, the project would be considered a boundary line adjustment. Mr. Kenyon will proceed with the survey.

DON & LISA OTEY

Mr. and Mrs. Otey were present with a 1995 signed subdivision map of their five parcels, formerly owned by Tracy Materials, along Skellie and Carney-Cassidy Roads. Although there are five parcels with five tax map numbers and five tax bills, two of the parcels have been listed as one lot (Lot #3) in the deed. These two parcels (#215.-3-20 – 25.14 acres and #215.-3-20.2 – 37.07 acres) are not adjacent. Another parcel (#215.-3-20.4 – 34.49 acres), Lot #2 is directly in between the previously stated parcels. Mr. & Mrs. Otey would like to subdivide parcel #215.-3-20 from Lot #3 to allow the flexibility to sell it if the opportunity arises. Since the survey map already shows #215.-3-20 as a separate parcel, the surveyor would only need to remove the “j-hooks” from the map.

TED DWYER (BILL DAILEY, JR.)

Ted Dwyer was present with a sketch plan where Bill Dailey wishes to subdivide a portion of land (tax map #231.-2-7) adjacent to Mr. Dwyer's property and have it conveyed to Mr. Dwyer's parcel (tax map #231.-2-7.1). After some discussion, the Board determined the project was a minor subdivision rather than a boundary line adjustment. The Clerk will meet with the Daileys and Mr. Dwyer to complete the Agency Designation Form and Mr. Dwyer will contact the surveyor.

WASHINGTON COUNTY TRANSFER STATION

A discussion was held about the Washington County parcel on which the County Highway barn, gas pumps and transfer station are located. The County is pursuing a subdivision of the Transfer Station facility which Earth Waste Systems (currently leasing) wishes to purchase. Chairman Hanf expressed two concerns regarding potential change in usage by the purchaser and the possible need for an environment impact statement/study. The Planning Board has been informed that the County will not pay the minor subdivision fee so if an environmental study is needed, who will pay for it? Chairman Hanf will discuss these concerns with the Town Board.

Since the last meeting, Laura Chadwick, Agent for the County did send an updated sketch plan showing the driveway entrance from Content Farm Road will be part of the transfer station parcel. She expects the survey to be completed by the January 6th Planning Board meeting.

COMPREHENSIVE PLAN

The Clerk determined that bulk mailing through the County is no longer available. She has ask Assessor Jean McLenithan to run labels omitting as many duplicates as possible which will lower postage costs.

Adjourned at 9:11 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

Next Regular Meeting: Tuesday, January 6, 2015 at 7:30 pm