

**TOWN OF JACKSON
PLANNING BOARD MEETING
January 3, 2017**

The Town of Jackson Planning Board met on January 3, 2017 at the Town Hall at 7:00 am for the regular monthly meeting with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Doug Gordon
- Mark Mahoney
- Jamie Nolan
- Cheryl Record
- John Tully

Others present:

- Harold Gilbar, Hedges Lake, Inc.

MINUTES

A **motion** was made by Tully, seconded by Gordon to approve the December 6th meeting minutes as written. Motion carried in favor, 5-0 with Nolan abstaining.

HAROLD GILBAR/HEDGES LAKE, INC.

Harold Gilbar (Hedges Lake, Inc.) was present with a survey map to request a waiver from the subdivision requirements so he can obtain a parcel ID number for one section (which he hopes to sell) of the nine-part, non-contiguous, waterfront parcel (#231.59-3-46). The proposed portion is located between the Meerwarth and Huehn parcels. Each of the nine portions already has boundary lines. Mr. Gilbar has approached the Board about this specific parcel in the past.

After a lengthy discussion, the Board stated they would not grant the waiver citing that they felt it was setting a bad precedence especially since Mr. Gilbar will likely return in the future to subdivide other portions of this lot. The Board did, however, suggest other options including:

- Completing a major subdivision to subdivide all of the nine pieces at once, or
- Complete a minor subdivision of at least two pieces from the parcel.

Mr. Gilbar was reminded of Article 7, Section 2 of the Jackson subdivision regulations that state the following:

A landowner who has completed the requirements for a minor subdivision approval may not apply for another minor subdivision permit, on the same premises, until three (3) years has elapsed since the original approval.

If he applied for a minor subdivision, he would have the option, if needed within the three-years, to apply for a major subdivision of same parcel. The Board also stated that if he applied for a minor subdivision he would need a locus map added to the survey map as well as a note that the proposed parcel is a non-buildable lot. Mr. Gilbar will consider his options.

SITE PLAN REVIEW

Dave Sherman from the Department of Environmental Conservation has spoken with both Chairman Hanf and Supervisor Skellie about flood management details that need to be incorporated into the draft site plan review law. Chairman Hanf will update the draft to include Mr. Sherman's input.

A Joint Town and Planning Board Meeting is scheduled for Wednesday, January 18, 2017 at 7:30 pm.

Adjourned at 8:40 pm.

Respectfully submitted,

Tammy Skellie Gilbert
Planning Board Clerk

Upcoming dates:

- **Joint meeting** – Wed., January 18th at **7:30 pm**
- **Next PB meeting:** **MONDAY**, February 6th at 7:00 pm
- **Annual Volunteer Dinner** – Friday, March 3, 2017, 6 pm Social / 7 pm Dinner
(more details to come...)