

**TOWN OF JACKSON
PLANNING BOARD MEETING
October 7, 2014**

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

Board members:

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

Also Present:

- Gary Pedersen, Lake Lauderdale CG, Inc.
- John Pedersen
- William & Debra Rich

MINUTES

A **motion** was made by Gordon, seconded by Mahoney to approve the September 2nd minutes with one change. Motion carried in favor, 4-0.

DEBRA & WILLIAM RICH

Mr. and Mrs. Rich were present with a map of their properties along Shunpike Road. They wanted to discuss with the Board the possibility of subdividing their warehouse with an acre or two from the 25.70 acre lot (tax map #240.-4-21). It is their intent to offer for sale the warehouse with a small amount of land so that a purchaser has the option to build another structure such as a residence. They wish to have the remaining lands stay as agricultural which is currently being rented by a local farm. They will not be submitting an application until there's a potential buyer.

LAKE LAUDERDALE CAMPGROUND, INC. (LLCG, Inc.)

Gary Pedersen, son of Irene Pedersen, was present again to discuss the five parcels that Mrs. Pedersen wishes to subdivide and sell. In discussion about the septic issues, Gary Pedersen seemed more open to adding a sanitary easement for, not only the five lots owned by LLCG, Inc., but the other lots, some of which were subdivided illegally.

Former Planning Board Chairman, John Pedersen was present to alert the Board that a court order was issued in the late 90s stating that none of the LLCG, Inc. lots can be subdivided or offered for sale until several conditions were met including establishing a homeowners association (or obtaining a "no action" letter); addressing septic issues; and, giving road access/ownership to each parcel. Although Jackson's subdivision regulations weren't established until August 1988, John Pedersen commented that the Department of Health's regulations related to septic systems in these circumstances were established in 1935. Gary Pedersen stated that he was not aware of the court order or the long history of problems associated with these properties.

Prior to the meeting, Chairman Hanf had researched deeds by LLCG, Inc. to get a clear understanding of the action steps that had been taken and on what dates. The Board will need to get access to the court

order and continue identifying all of the issues. Gary Pedersen will be contacted after the Board has a clearer idea of what can legally be done.

TRAINING

Washington County and Department of State will be offering training for Planning Board members on Wednesday, October 22, 2014 from 5-9 pm at the County offices. The Clerk will RSVP Chris DeBolt that the following people will be attending: Noel Hanf, Doug Gordon, Mark Mahoney, Norma Nilsen, **[John Tully]** and Tammy Skellie-Gilbert. Jamie Nolan will check his schedule to determine if he can attend.

COMPREHENSIVE PLAN

Chairman Hanf drafted a sample list of questions for a questionnaire. Several comments were suggested. John Pedersen suggested that we talk with the County about bulk mailing price. There was discussion about who should receive the questionnaire. Jamie Nolan stated that taxpayers should receive the form. If owners who rent their property wish to it share with their tenants, that would be fine. Also, people should be given the option to complete the form online and return it via email rather than postal mail. Chairman Hanf will make changes to the questions and Board can look at it next month.

Adjourned at 9:08 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

Next Regular Meeting: MONDAY, November 17, 2014 at 7:30 pm