

**TOWN OF JACKSON
PLANNING BOARD MEETING
March 4, 2014**

The Town of Jackson Planning Board met on March 4, 2014 at the Town Hall at 7:30 pm with the following members present:

Board members:

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

Also Present:

- Sharon Dunn
- Nancy Hewitt
- John Pedersen

MINUTES

A **motion** was made by Tully, seconded by Nilsen to approve the February 4th regular meeting minutes as written. Motion carried in favor, 7-0. A **motion** was made by Schneider, seconded by Tully to approve the February 18th joint meeting minutes as written. Motion carried in favor, 5-0 with Gordon and Nolan abstaining.

JOHN & BARBARA MERRIMAN

Nancy Hewitt, designated agent for John and Barb Merriman, presented a survey map along with an updated SEAF and list of adjacent property owners. There was discussion about the distance between the point well and the property boundary required to conform to DEC and health department specifications. Currently, the sketch map showed both a 100-foot radius, and a 150-foot radius. The 100-foot radius would add 0.43 acres to the church lot, and the 150-foot radius would add 0.75 acres, resulting in a church lot of either 1.49 acres or 1.81 acres. Having experience in this area, Mr. Nolan stated 100-feet is more than a sufficient distance as potential chemical application on a field requires only a 60-foot distance from a well. Ms. Hewitt shared her documentation. Mr. Nolan will double check his resources. So that the Merrimans will not be left with a church lot unable to meet State requirements, Chairman Hanf requested Ms. Hewitt to obtain letters from agencies with jurisdiction in the matter, saying what they require for the church lot.

In addition, Ms. Hewitt shared a change to the SEAF which included a note relevant to wetlands and water bodies. The Owlkill does pass through a culvert under Merriman's property, but it is located at the western tip of the parcel which would not impact the proposed action. **[Amendment – the board requested that a note be place on the mylar to reflect flood zone A information.]**

Although the prospective purchaser of the remaining ag lands does not plan to spread manure, it was requested that a note be included on the mylar stating that any manure spreading must stay a certain distance from the Jacob's Well property line.

COMPREHENSIVE PLAN

- A new agricultural district map has been prepared to include district #3. However, on the property classification map several locations still appear to overstate actual residential use.
- Chairman Hanf determined that an environmental review will need to be completed for the comprehensive plan.
- Supervisor Brown submitted a list of farms to be considered for inclusion to the Town's business list. Most of the farms are non-dairy operations.
- The website must be completed in order to share the draft of the comprehensive plan prior to any public hearings.

Adjourned at 9:32 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

Regular Meeting: **Tuesday, April 1, 2014 at 7:30 pm**