

**TOWN OF JACKSON
PLANNING BOARD MEETING
June 4, 2019**

The Town of Jackson Planning Board met on Tuesday, June 4, 2019 at the Town Hall at 7:00 pm for the regular monthly meeting with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Irene Headwell
- Mark Mahoney
- Amy Maxwell (absent)
- Cheryl Record
- Nick Rowland (absent)
- John Tully

Others present:

- Don Albrecht
- Mike Durrin
- Harold Gilbar
- Jason L _____
- Anthony Perry
- Douglas Reed
- Peg Winship

7:00 PM

PUBLIC HEARING - CHARLES J. HAYES, JR.

Surveyor Don Albrecht was present serving as Designated Agent for CJ Hayes who owns property at 2337 State Route 22 (tax map 248.-1-28). Mr. Hayes would like to create a new lot of 41.12 acres from his 47.32-acre parcel. The new lot would contain the woods west of his residence which is located in the northeast corner of the parcel. Currently, there are two driveway entrances to Mr. Hayes home. The 50-foot road access to the wood lot will be located at the southern entrance. A common driveway easement has been established so that Mr. Hayes may continue to use that entrance. The buyers for the wood lot who plans to use it for hunting were present. Mr. Hayes plans to retain the remaining 6.20 acres where his house is located. Adjacent property owners, Doug Reed and Peg Winship were present to ask the surveyor about the pin locations. There were no other comments. Public hearing closed at 7:08 pm.

7:09 PM

PUBLIC HEARING - MICHAEL & DEBORAH DURRIN

Marc Durrin, son of Mike and Deborah Durrin, was present serving as Designated Agent for his parents who own property at 67 Sutherland Road (tax map 240.-4-17). The Durrins wish to subdivide their 65.7-acre parcel using Sutherland Road as the new boundary to divide the lots. A new lot of 7.7 acres will be located on the east side of Sutherland Road and abuts their son, Marc's waterfront property. It's the Durrins intent to convey the 7.7 acres to Marc who has no plans at this time to develop the lot. The remaining 58 acres on the west side of Sutherland Road where the Durrins home is located expects to remain unchanged. There were no comments from the public. Public hearing closed at 7:10 pm.

MINUTES

A **motion** was made by Headwell, seconded by Tully to approve the May 7, 2019 meeting minutes as written. Motion carried in favor 4-0 with Record abstaining.

CHARLES J. HAYES, JR.

A **motion** was made by Mahoney, seconded by Headwell to approve the Charles J. Hayes, Jr. minor subdivision. Motion carried in favor, 5-0.

Roll Call:

Noel Hanf	Aye	Cheryl Record	Aye
Irene Headwell	Aye	John Tully	Aye
Mark Mahoney	Aye		

The Chair Hanf signed the maps, Mylar and Public Health letter.

MICHAEL & DEBORAH DURRIN

A **motion** was made by Mahoney, seconded by Tully to approve the Michael R. & Deborah J. Durrin minor subdivision. Motion carried in favor, 5-0.

Roll Call:

Noel Hanf	Aye	Cheryl Record	Aye
Irene Headwell	Aye	John Tully	Aye
Mark Mahoney	Aye		

The Chair Hanf signed the maps, Mylar and Public Health letter.

HEDGES LAKE, INC./HAROLD GILBAR

Harold Gilbar presented a survey map of a proposed boundary line adjustment (BLA) on his lakefront parcel #231-59-3-46 where he wishes to move the southwest line that abuts Paul Baker's waterfront parcel #231.59-3-46.5 parcel and move it northeast thus eliminating the section and convey that 11.25x9 foot portion to adjacent neighbors Christine Leonard and Catherine Sheridan. If approved as a BLA and sold to Leonard/Sheridan, they would be required to complete a tax parcel combination form to join Mr. Gilbar's portion with their parcel 231.59-3-16 making it a 21.25x9 ft. waterfront parcel. Mr. Gilbar was reminded that the map will require a locus map.

If the Board agrees this is a boundary line adjustment making it exempt from subdivision regulations, Mr. Gilbar told the Board that after this BLA, his corporation would continue to own only one remaining 32 ft. portion of parcel #231.59-3-46.

In preparing for this meeting, it was identified that Mr. Gilbar had filed a quit claim deed on April 29, 2019 conveying an interest in land to Mike and Kathleen Morgan. Supposedly, the quitclaim deed conveyed 17 ft. of waterfront located between Morgan's parcel #231.59-3-31 and Wheland's parcel #231.59-3-30. The Planning Board had several concerns including:

- A survey map dated June 17, 2017 (approved as a BLA in January 2018), identifies the Wheland and Morgan waterfront parcels but no land in between their parcels owned by Mr. Gilbar;
- The quit claim deed description appears to be incorrect;
- Mr. Gilbar was unable to locate on his June 2017 (approved by the Planning Board on January 2018) survey the land referred to in the quitclaim deed;
- The quit claim deed description did not refer to a survey map; and
- Mr. Gilbar didn't seek a subdivision or boundary line adjustment from the Planning Board prior to filing the quit claim deed. This would be required by both the Town and Washington County.

In addition to adding a locus map to the Leonard/Sheridan BLA map, the Board requested that Mr. Gilbar have a single survey printed showing all the portions of parcel 231.59-3-46 for which he has completed a subdivision or BLAs, or which he or his corporation continue to own.

HEDGES LAKE CAMPERS ASSOCIATION

Just a reminder to the Planning Board that the Hedges Lake Campers Association will be attending the July 2nd meeting to reconvene the public hearing started in December 2018. The Association has a meeting just prior the July Planning Board meeting and will hopefully work through their concerns prior to coming to the Planning Board.

NEXT MEETING: Tuesday, July 2nd at 7:00 pm

Adjourned at 8:31 pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk