

**TOWN OF JACKSON
PLANNING BOARD MEETING
December 7, 2021**

The Town of Jackson Planning Board met on December 7, 2021 at 6:30 pm at the Town of Jackson town Hall. The following people were in attendance-

Board Members:

- Amy Maxwell
- Mark Mahoney
- Irene Headwell
- Steve Chuhta
- Kelly Donahue
- Nick Rowland (absent)
- Eric VandenBerg

Others Present:

- Jeffrey Cleveland
- John Pedersen

PUBLIC HEARING

The public hearing was opened at 6:30 pm for the Jeffrey Cleveland subdivision. Mr. Cleveland preseted the board with updated maps of the proposed subdivision with all the changes the board had requested at the last meeting. John Pederson was in attendance questioning if the planning board was meeting town and state regulations when approving subdivisions. After discussion with the board Chair Maxwell stated that Mr. Cleveland had met and satisfied the subdivision regulations and the boards requirments. The public hearing was closed at 6:54 pm.

Minutes

A motion was made by Kelly Donahue and seconded by Steve Chuhta to approve the November 9, 2021 minutes as written. Motion carried in favor 5-0. Nick Rowland and Erik VandenBerg abstaining.

JEFFREY CLEVELAND

Jeffrey Cleveland stated that Matthew VanDoren completed the survey on October 29, 2021. A motion to approve the subdivision was made by Rowland and seconded by Donahue. Motion carried in favor 7-0.

Roll Call:

Amy Maxwell	Aye	Steven Chuhta	Aye
Irene Headwell	Aye	Mark Mahoney	Aye
Kelly Donahue	Aye	Erik VandenBerg	Aye
Nick Rowland	Aye		

RENEWABLE ENERGY LAW LANGUAGE

Chair Maxwell reported to the board that she had gotten a response from Terresa Bakner. Mrs. Bakner suggested that the planning board come up with an outline to present to her to clean up and write a rough draft. Chair Maxwell suggested that they should start by reviewing and tweaking the conditions of approval that were written for the Borrego Solar project. The planning board went over the list of Conditions of Approval. The board agreed that there should be minor word changes, take out any specific names and replace with applicant/ law firm/ consulting company, etc. It was agreed to add some more details in certain paragraphs and any where that states a dollar amount should be replaced with TBD. There were also a few conditions that was agreed that should be removed that were specific to the Borrego project. The planning board will continue with working on an outline for Mrs. Bakner at the January meeting.

BORREGO

The town board had questioned at their December meeting where the planning board was with the Borrego solar project. An email was received from ReJean Devaux that stated he believed all conditions have been met with the exception of obtaining the building permit. Chair Maxwell reached out to Steve LeFevre and Mr. LeFevre suggested that the board should not sign or approve anything until we are sure all 25 conditions have been met. Mahoney suggested that we require documentation proving all have been met. Chuhta stated that Steve LeFevre should be contacted and get a letter to the planning board to see what the exact next steps need to be to finalize that project.

SUBDIVISIONS

Mahoney suggested that we update and change some of the subdivision check list for clarification. There will be a surveyors check list for applicants to make sure the surveyor has all planning board requirements on the maps.

PLANNING BOARD TERMS

A new planning board member, Erik Vandenberg was sworn in and will be taking over the term vacated by John Tully, ending in 2024.

Next Meeting: Tuesday January 4, 2022 @ 6:30 pm

Adjourned: @ 8:20 pm

Respectfully submitted,

Victoria Ruggles Town of Jackson, Planning Board Clerk

DRAFT