

**TOWN OF JACKSON
PLANNING BOARD MEETING
July 5, 2022**

The Town of Jackson Planning Board met on July 5, 2022, 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 (absent)
- Steve Chuhta
- Kelly Donahue

Others Present:

- Brian R. Holbritter, PLS for Jeffrey D. Tucker
- Brian Dunn
- Jenny Dunn
- Sharron Dunn
- John Hill
- Tim Thomas
- xxx

The meeting was called to order at 6:30 pm.

Minutes

A **motion** was made by Mark Mahoney and seconded by Steve Chuhta to approve the June 7, 2022 minutes as written and to include a copy of the Borrego Solar extension letter with the filing of the minutes.

Motion carried in favor 4-0.

Roll Call:

Amy Maxwell	Aye	Steven Chuhta	Aye
Kelly Donahue	Aye	Mark Mahoney	Aye

JEFFREY TUCKER

Brian R. Holbritter, PLS, was in attendance to represent Jeffrey D. Tucker on a minor subdivision, sketch plan and application.

The minor subdivision of parcel 239.-2-52 on 224 Colfax Road includes Lot 1. 18.67 acres Westerly, Lot 2. 64.35 acres, which includes a hunting cabin and Lot 3. 32.2 acres, including the house and remaining lands.

The Board conducted a review of the Short Environmental Assessment Form – Part 1. The brief description of proposed action was changed to coincide with adjustments to the sketch plan language. For question 5 – both answers were changed from yes to N/A.

Planning Board Member Mark Mahoney stated the need for a deeded right of way – working with the neighbor to obtain an access of at least 50 feet wide to proposed Lot 2. Board Member Mahoney also explained that a Locus Map was required on the survey and to schedule a return to a future meeting when the survey is complete.

BRIAN and JENNY DUNN

Brian and Jenny Dunn presented a sketch plan for a subdivision of their property at 2673 State Route 22. The tax map number is 239.-2-41. The 6+/- acres with farmhouse and barn would be subdivided from an 81-acre parcel that abuts other land owned by the occupant. The new lot would be approximately 410 feet deep from Route 22. The 81-acre property has approximately 720 feet of total road frontage. Roughly 140 feet would be retained for frontage to the remaining 75-acre lot and roughly 580 feet would transfer to the new lot.

The Board reviewed the sketch plans and asked the applicants to proceed with completing the application and Short Environmental Assessment Form for review and to obtain a formal survey to include a Locus Map. Chair Maxwell asked the applicant to schedule a return to a future meeting when the survey is complete.

JOHN HILL

John Hill proposes a minor subdivision of his property at 6203 Dot Hill Way, tax map number 231.-02-2-1. The minor subdivision is an approximate 2-acre lot from a 28-acre parcel.

The Board reviewed the sketch plans, application, Part 1 Short Environmental Assessment Form and conducted a Part 2 Impact Assessment. The review found no or small impact may occur. Board Member Mahoney asked the applicant to obtain a formal survey to include a Locus Map and schedule a return to a future meeting.

SOLAR ENERGY LAW LANGUAGE

Chair Maxwell led a discussion further developing language for a Jackson Solar Energy Law. The Solar Law Draft will be returned to Attorney Terresa Bakner for her review and updates after

the August Planning Board Meeting. Board Member Donahue will assemble all board comments and additions for a final review before sending the document to Attorney Bakner.

Planning Board Member Steve Chuhta suggested having a joint Town and Planning Board Meeting in October to discuss the Solar Law Moratorium and the Solar Law Draft.

Chair Maxwell will update the town board on the solar law on July 6 and request a joint meeting in October. She will also propose new Board member Tim Thomas to fill the vacant position.

A **motion** was made by Board Member Mahoney and seconded by Steve Chuhta to adjourn the meeting at 8:13 pm.

Motion carried in favor 4-0.

Roll Call:

Amy Maxwell	Aye	Steven Chuhta	Aye
Kelly Donahue	Aye	Mark Mahoney	Aye

Next Meeting: Tuesday, August 2, 2021 @ 6:30 pm

Adjourned: @ 8.13 pm

Respectfully submitted,

Victoria Ruggles
Town of Jackson, Planning Board Clerk