

Town of Jackson Planning Board
Minutes – January 11, 2024 – Public Hearing and Regular Meeting
- UNOFFICIAL UNTIL APPROVED

Call to Order: Chair Bill Terry called the meeting to order at 7:04 P.M. Chair Terry conducted the roll call of all members. Attending were Members Scott Badger, David Campbell, Kathleen Dougherty, Dick Bennett, Alternates Jerry Dougherty and Jim Wasco and Selectmen’s Representative Bob Thompson (late). Absent was Member Sarah Kimball. Public attendees included Hank Benesh, Bryan Berling from Horizon Engineering, Don Mason, David Abbott, Michael Dewitt, Ingrid Dewitt, Chalin Ryall, Nubi Duncan, via Zoom was Nadine (no last name) and Christian Carlson. The meeting was recorded by Hank Benesh and will be made available on Jacksonflicks.com.

Chair Terry stated that Alternate Jim Wasco would be a voting member tonight.

Approval of Minutes: Minutes from the meetings on December 14th were reviewed. Member Badger moved to approve the minutes and Alternate Wasco seconded. The motion was approved unanimously.

Public Comment: No public comment.

PUBLIC HEARING – Chair Terry called the Public Hearing to order at 7:10 P.M. Voting members were Chair Terry, Members Scott Badger, David Campbell, Kathleen Dougherty, Selectmen’s Representative Bob Thompson, and Alternate Wasco.

- **Sub-division for property owned by Charlin Ryall, Ingrid Dewitt and Christian Carlson. Located at Tin Mine Road and Switchback Road, Tax Map V-03, Lot 25-3.**

Bryan Berling presented plans for the sub-division on the property to create three (3) lots. All frontage and setbacks are appropriate. Bryan indicated they are still waiting for a final decision from the State regarding the new lot(s). He stated that since the new lot is smaller than five acres the State must approve the subdivision. He is not expecting any issue with the State. The Board confirmed that all lots conformed to the frontage requirements. Don Mason asked that the soil type be identified and explained, which Bryan did to Don Mason’s satisfaction. He also asked Bryan to explain the driveway sight line representation which detailed that it met standard. There was no further discussion.

The Board reviewed the subdivision checklist, and all completed items were correct. The Board identified missing elements during the check list review. Those items were 1. No mylar was provided, this was pending the State approval, 2. Surveyor certification stamp/signature was missing, 3. Missing the statement regarding deed restrictions. The Board agreed to move forward

to accept the application noting that approval would be conditional on completion of outstanding requirements.

Member Badger motioned to accept the application and Alternate Wasco seconded. The motion was approved unanimously. Member Bennett motioned to approve the subdivision with the condition(s) stated above. Member Badger seconded the motion. The motion was approved unanimously. All items must be completed before the mylar is signed.

Member Badger motioned to close the Public Hearing; Member Campbell seconded the motion. The motion was approved unanimously.

Short-term Rental (STR) Zoning Regulation: Chair Terry presented the proposed language for the warrant article outlining an amendment to the Zoning Ordinance, Short Term Rentals, section 4.4. The change would limit a homeowner with both a primary dwelling unit and Accessory Dwelling Unit to apply for a Conditional Use Permit (CUP) for only one of the units. The Board reviewed the language and there were no additional comments. Member Campbell motioned to approve the language, and it was seconded by Member Badger. The motion passed unanimously.

Capital Improvement Program (CIP) warrant articles: Chair Terry presented two warrant articles related to the CIP effort currently in progress. One was the formation of a Housing Commission to look at what the Town can do to address the affordable housing issue in town. The second had to do with the initial funding for the Housing Commission. The Housing Commission would promote, enhance, and encourage development of a diverse supply of housing opportunities in the town in coordination with any regional development. The Board agreed the Commission would be comprised of three (3) members and an undefined number of alternates all appointed by the Select Board. The second issue discussed had to do with the funding of the Commission and the initial amount requested. Selectman Thompson, Member Bennett, Badger and Campbell discussed the dollar amount and what the funds would be used for; it was agreed by the Board that spending could be distributed for consulting services, engineering services and grant writing. The Board agreed that a clear description of the use of the funds will be necessary to support approval of the warrant article at the Town Meeting. Alternate Wasco asked if the Housing Commission would address his concerns regarding the impact of Short Term Rentals (STRs). Discussion focused on how a Housing Commission could function to counter the effect of STRs by increasing housing opportunities, and that efforts to curtail STRs was not its charter. Member Bennett motioned to approve each of the warrant articles, and Member Dougherty seconded. The motion for each passed unanimously.

PUBLIC HEARING – Chair Terry called the Public Hearing to order at 8:35 P.M. Voting members were Chair Terry, Members Scott Badger, David Campbell, Kathleen Dougherty, Selectmen’s Representative Bob Thompson, and Alternate Jim Wasco. There were no public attendees for the Public Hearing.

- **The Public Hearing had to deal with three proposed warrant articles.**
 - **1. An amendment to the Zoning Ordinance, Short Term Rentals section 4.4. The amendment would limit a homeowner with a primary dwelling and Accessory Dwelling Unit (ADU) on the same property to only apply for one of the two dwellings as an STR.**
 - **2. To authorize the establishment of a Housing Commission to explore options in Jackson for affordable housing opportunities.**
 - **3. To authorize the establishment of an Expendable Trust with initial funding for the Housing Commission in the amount of \$50,000.**

The only discussion item raised was by Alternate Dougherty regarding the denial of an STR application for both a primary dwelling unit and ADU on the same application. Selectman Thompson pointed out that the application will only allow for one unit and the new ordinance will only allow for one unit to be designated. A second application for the same address would not be permitted.

Member Badger motioned to close the Public Hearing; Member Campbell seconded the motion. The motion was approved unanimously. With no changes to the warrant articles expressed at the Public Hearing, no additional voting on the warrants or need for a second Public Hearing will be required.

Member Dougherty motioned to adjourn the regular meeting and Alternate Wasco seconded. The motion was approved unanimously, and the meeting was adjourned at 8:45 PM.

Next Planning Board meeting is February 8, 2024.

Respectfully submitted by David L. Campbell, Secretary