

Town of Jackson Planning Board DRAFT
Minutes –March 21, 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 Sarah Kimball, Scott Badger, David Campbell, Kathleen Dougherty, Dick Bennett, Alternates Jerry Dougherty, and Selectmen's Representative Bob Thompson (late). Absent was Alternate Jim Wasco. Public attendees included Hank Benesh, Jacob Theriault from HEB Engineering, Ruthann Brown, Randy Rackliff, Kevin Bennett (Jackson Building Inspector), Marcelo Maiorano, Emily Benson and via Zoom was Judith Schwartz, Jessica Block and Patrick (missed last name). The meeting was recorded by Hank Benesh but, due to technical difficulties, will not be made available on Jacksonflicks.com.

Chair Terry determined the voting members. No alternate member was required for voting.

Approval of Minutes: Minutes from the meeting on February 8th were reviewed. Member Badger moved to approve the minutes and Member Campbell seconded. The motion was approved unanimously.

Election of Planning Board Officers: Member Kimball motioned for the current Officers to be renominated to their current positions. Member Dougherty seconded. The motion was approved unanimously. Officers approved were Chairman William Terry, Vice Chairman Scott Badger, and Secretary David L. Campbell.

Public Comment: Chair Terry wanted to express his thanks to the Board members for their work and support on the formation of the Housing Commission and obtaining the initial funding. He also expressed his thanks for their support to get the change to the Short-term Rental ordinance. He felt the public understood the need for these items and was glad to see the public support at the Town meeting this year.

PUBLIC HEARING – Chair Terry called the Public Hearing to order at 7:13 P.M. Voting members were Chair Terry, Members Sarah Kimball, Scott Badger, David Campbell, Kathleen Dougherty and Selectmen's Representative Bob Thompson.

- **Two lot Sub-division for property owned by Anne Peterson Revocable Trust.**
Located at Spruce Mountain Road and Carter Notch Road, Tax Map R-09, Lot 18.

Jacob Theriault presented plans for the sub-division on the property to create two (2) lots. All frontage and setbacks are appropriate. Jacob indicated that because of the lot sizes there is no State approval needed. Ruthann asked about the boundary lines and to explain the changes. Jacob went into detail outlining the changes and that the new lot is up the mountain. He did point out the structure on the current lot, which will become the second lot. Kevin Bennett raised the issue

that some of the current structures do not meet Jackson's building code and are in serious disrepair. Kevin stated that the Town has been in recent discussion with the property owner to either make repairs or remove the structures. Kevin stated that these structures impose a threat to ground water and Jackson Falls. Chair Terry asked if there were any restrictions or a lien on the property due to these structures. Kevin said not at this time. The Board confirmed that all lots conformed to the frontage requirements and all other aspects of the sub-division requirements.

The Board reviewed the subdivision checklist, and all completed items were correct. Member Badger motioned to accept the application and Member Kimball seconded. The motion was approved unanimously. Member Badger motioned to approve the subdivision, and Member Bennett seconded the motion. The motion was approved 6 -1, with an abstain from Selectman Thompson.

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

Short-term Rental Application: Member Campbell presented an application received earlier in the week that was not on the agenda. The application was for a new residential STR and therefore subject to the 30 rental limit.

1. Scott Groth – 9 Pitman Hill Road; Map V07, Lot 56. Member Badger motioned to accept the application with no comments, Member Campbell seconded it. Motion was accepted unanimously.

Capital Improvement Program: Chair Terry commented that there were positive actions regarding the CIP during the Town meeting. Both the Highway Department's salt shed project and the next phase of the new Fire Station are moving forward. He commented that the Library Board's strategic plan does not have anything for the CIP. He stated that we will continue to move forward on completing the CIP and there is still work to be done.

Member Badger motioned to adjourn the regular meeting and Member Kimball seconded. The motion was approved unanimously, and the meeting was adjourned at 8:05 PM.

Next Planning Board meeting is April 11, 2024.

Respectfully submitted by David L. Campbell, Secretary