

Dick Bennett_____

Barbara Campbell_____

John Allen_____

**Board Of Selectmen Meeting
April 6th, 2021
UNOFFICIAL UNTIL APPROVED**

Present: Dick Bennett, Chairman; Barbara Campbell, Selectman, John Allen, Selectman

Attendees: Sarah Clemons, Jane O'Brien, Hank Benesh, Julie Atwell, Kevin Bennett

Meeting via ZOOM conference call with audio/video recording

1. Meeting called to order at 5:01 P.M.
2. **Approval of Minutes:** Minutes from the March 23rd meeting were reviewed. Selectman Campbell corrected that Helen Wasco had joined the Jackson Public Library's Board of Trustees but had not stepped into the vacant position of Chair, where the minutes had incorrectly stated that she had stepped into the role (item 3.d). **Selectman Allen made a motion to approve the minutes as amended, seconded by Selectman Campbell. Motion approved unanimously.**
3. **For Selectman Discussions and/or Motions:**
 - a. Land Use Change - V08-222: The Board reviewed a proposed Land Use Change for parcel V08-222, including review of the Land Use Change Tax memorandum. No issues were observed. **Selectman Campbell made a motion to approve the Land Use Change, seconded by Selectman Allen. Motion approved unanimously.**
 - b. Building Code Amendments: Chairman Bennett read into the minutes amendments proposed to the Building Code (see Appendix A). Building inspector Kevin Bennett was recognized to comment on the proposed amendments. **Selectman Campbell made a motion to approve the Building Code amendments, seconded by Selectman Allen. Motion approved unanimously.** Chairman Bennett then read into the minutes two further amendments suggested to the Board by Burr Phillips (see Appendix B). **Selectman Campbell made a motion to approve the amendment**

related to encroaching well radius, seconded by Selectman Allen.

Motion approved unanimously. Selectman Allen then made a motion to approve the amendment related to online reference to the latest Road Design and Construction Standards, seconded by Selectman Campbell.

Motion approved unanimously.

- c. Trustees of the Trust Funds - Withdrawal: The Board reviewed a request for a withdrawal of \$1,284 from the Bridge Repair Expendable Trust Fund 0034 (delivery ticket #102316, dated 3/29/2021, Phoenix Precast Products). Sarah Clemons was recognized, and she asked if the amendments would be sent through eNews or with upcoming tax bills. Selectman Campbell confirmed that the amendments would be appended to the meeting minutes. **Selectman Campbell made a motion to approve the withdrawal, seconded by Selectman Allen. Motion approved unanimously.**
- d. Green Hill Road - Speed Limit Discussion: On behalf of Sarah Clemons, Selectman Campbell described plans for an engineering study previously planned for Green Hill Road, which had been postponed due to the COVID-19 pandemic. Sarah recently provided the Board with information acquired from the New Hampshire Department of Transportation (NHDOT). Selectman Campbell stated the Board's intent to confer with Jackson Police Chief Perley to discuss the process of rescheduling the engineering study and thanked Sarah for her diligence and dedication in communicating between the Board and the NHDOT.

4. Short-Term Rentals (STRs):

- a. New Applications: No new applications were received for this meeting.
- b. Pending Applications:
 - i. Wolff, 10A Georgia Lane: A building permit issued to the property indicated that installation of conforming egress windows had begun. The Board therefore agreed to approve the property's Conditional Use Permit application. **Selectman Campbell made a motion to approve the application, seconded by Selectman Allen. Motion approved unanimously.**
 - ii. Scola, 11 Hemlock Hill Road: The advertisement for the STR property was updated to conform with regulations for maximum advertised occupancy. **Selectman Campbell made a motion to approve the application, seconded by Selectman Allen. Motion approved unanimously.**
 - iii. French, 97A Dinsmore Road: The notice for the first violation against the STR property was sent. The Board had received no response from the property owner at time of meeting.

- iv. Sulkowski, 18 Spring Street: The notice for the first violation against the STR property was sent. The Board had received no response from the property owner at time of meeting.
- v. Longley: The property's advertisement had been altered to not conform with the number of bedrooms on the property's septic plan.
Selectman Campbell made a motion to send a notice to the property owner(s) to correct the STR advertisement, seconded by Selectman Allen. Motion approved unanimously.
- c. Complaints: No complaints had been submitted for this meeting.

5. Upcoming Meetings:

- a. The following Board of Selectmen meetings, to be held virtually via the Zoom platform, were scheduled for the following dates and times:
 - i. April 27th at 3:30 P.M.
 - ii. May 25th at 3:30 P.M.
- b. Voting for the 2021 town meeting was scheduled for May 11th, beginning at 8 A.M. and closing at 7 P.M., to be held at the Whitney Community Center. The deliberative portion of the 2021 town meeting was scheduled for May 15th, beginning at 10 A.M., to be held at the Whitney Community Center with seating both indoors and outdoors.

6. Public Comment: Public attendees did not express any public comments for non-agenda discussion.

7. Other Business: **Selectman Campbell made a motion to adjourn the meeting, seconded by Selectman Allen. Motion approved unanimously.**

Meeting adjourned at 5:30 P.M.

Respectfully submitted by Will Reisig

Appendix A: Proposed Updates to Building Code

“7. All construction must comply with the requirements and regulations of both this Building Code and the Town of Jackson Zoning Ordinance, and may require permitting under the Town of Jackson's Zoning Ordinance. The following work shall be exempt from the Building Code permitting process:

- a. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses provided the floor area does not exceed 10' x 20' (200 sq ft per state code). (was 10 x 12)
- b. Fences not over seven (was 6 feet) feet high, or retaining walls not over four feet high.
- c. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- d. Painting, wallpapering, tiling, floor coverings, trim, cabinetry, counter tops, moveable cases, counters, and similar finish work.
- e. Appliances, including repairs and replacement of minor parts that do not alter the equipment or make it unsafe.
- f. Like-for-like replacement for electrical or plumbing fixtures that do not require "rough-in."
- g. Non-structural siding. (“like for like replacement of roofing of roofing materials” was removed)”

Appendix B: Suggested Amendments Submitted to the Board by Burr Phillips

“1) “If a proposed well radius (typically 75 feet from the well) can’t fit entirely on the lot, then the Applicant shall release the Town from liability and shall provide an easement where the well radius drapes onto the abutter property.” To be consistent with New Hampshire [Department of Environmental Services], I suggest that the Town: A) clarify that the Release be recorded at the Carroll County Registry of Deeds, and; B) change the wording [to require EITHER submitting a Release OR providing an easement]. This is how the regulation has been applied and, in reality, since abutters aren’t always willing to grant an easement.”

2) Also, I suggest that the town’s Driveway Policy online should say that all new or altered driveways shall comply with the driveway standards contained in the town’s ROAD DESIGN AND CONSTRUCTION STANDARDS, the latest addition. This is what we have been applying.”