

JACKSON PLANNING BOARD
MINUTES – August 8, 2019 – REGULAR MEETING
- UNOFFICIAL UNTIL APPROVED

Call to Order: Bill Terry, Chair, called the meeting to order at 7:05 pm. Attending were Members Bill Terry, Scott Badger, Sarah Kimball, Chris McAleer, Kathleen Dougherty, and Dick Bennett; and Alternates Huntley Allen, Dave Campbell, and Betsey Harding. Selectmen's Representative Barbara Campbell had informed Betsey that she would be unable to attend. Bill stated that Dave would be a voting member. In the audience were Jane O'Brien, David Moran, Joyce Allan, Jerry Dougherty III, Pat Mason, Suzanne Scolamiero, Robert Scolamiero, and Hank Benesh who was making an audio-visual recording of the meeting.

The remaining copies of new RSA books were distributed.

Minutes of June 13th: Scott moved and Kathleen seconded approval of the minutes; they were unanimously approved. The July 11th meeting was not held because there was not a quorum.

PUBLIC COMMENT: None

Proposed Zoning Ordinance Review/ Update: Bill commented that email correspondence following the canceled July meeting, about the proposed contract with North Country Council (NCC), had resulted in no issues raised toward changes in the contract wording. Scott moved that the contract for Phases I and II, for a cost of \$2,600, be approved; Chris seconded the motion, and all voted in favor.

Review of information about short-term rentals: Pat Mason presented information about residences in her neighborhood that are being used for short-term rentals to many individuals at a time. She inquired if that is a Change of Use. Scott had distributed information prior to the meeting: material from Cordell Johnston of the NH Office of Strategic Initiatives, and information about Laconia's work on methods they may use to gain some control of issues they have experienced concerning short-term rentals. Scott mentioned that, in Jackson, there are many related issues: neighborhoods, community, affordability and availability of housing; at this time in our Zoning Ordinance, there is no definition of short-term rentals. Dick indicated that loading is a problem here: too many people may be using a septic system not just for a few days but for days and weeks at a time. Homes have been advertised indicating that a 2 or 3 bedroom home sleeps 10 or 15. Board members seemed to favor a system to regulate short-term rental rather than a restrictive system. Scott suggested having the town's building inspector join us for a discussion about regulation; Dick proposed also asking Chief Perley to join us; perhaps both could attend the meeting separately, to gather the most information from each. Huntley and Chris both commented that absentee owners may be unaware of any problems; providing information to them might help. Sarah reviewed current zoning ordinance information and definitions that might be relevant in our review of possible regulations: Customary Home Occupation, Hotel-Motel, Lodging House, Time Sharing, Uses Permitted. She proposed that a draft be prepared to start with. Members decided to start with the Laconia proposal at the September Regular Meeting, and invite Kevin Bennett to attend, discussing life safety issues. Jerry Dougherty stated that the Building Inspector could identify problems, then the Board could speak with the police, and finally with the town attorney concerning the enabling RSAs. Pat Mason stated that it is important to start: Jackson is a small town with a city problem.

Capital Improvements Program: Bill stated that two prior CIPs had been well done but that changes over the years necessitate new reviews. Bill proposed that Dick and Kathleen co-chair a subcommittee and they agreed. Scott suggested that there be an opportunity for wider participation by the community, and that issues that may never have come up before could be included, such as assisted living opportunities, ball-field improvements, etc.

Other Business: The Board will need a person to fill in as Secretary to the Board, in addition to finding someone willing to take minutes, a paid position; Betsey will continue in these roles through the September meeting.

Chris moved to adjourn, and Kathleen seconded the motion; all favored, so the meeting was adjourned at 8:12 pm.

Respectfully submitted by Betsey Harding

(Note: an audio-visual record of the meeting may be found on Jacksonflicks.com)