

**JACKSON PLANNING BOARD
MINUTES – October 10, 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, Alternate David Campbell and Selectmen's Representative Dick Bennett. Bill stated that David would be a voting member. Alternate Huntley Allen notified the Chair he would not be in attendance. David Campbell assumed his role as Board Secretary having been elected to the position in the September meeting following Betsey Harding's resignation. In the audience were Nancy Demarco, Richard Demarco, Kevin Tilton, Tim DiPietro, John Sullivan and Hank Benesh who was making an audio-visual recording of the meeting.

Minutes of September 12th: Scott moved and Chris seconded approval of the minutes; they were unanimously approved.

PUBLIC COMMENT: Jeff Sires, a member of the Town of Jackson Conservation Commission, requested that the Jackson Planning Board submit a letter in support of the grant application for the proposed "Saco Headwaters Alliance Guide to Municipal Drinking Water Protection". The local outreach and education program proposed by the North Conway Water Precinct (NCWP) and Saco Headwaters Alliance (SHA) will focus on increasing existing momentum toward drinking water protection in the Saco River watershed. The Board approved a letter of support from the Chair.

Public Hearing on lot subdivision application – Tax Map R-12, Lot 183, owned by Lorraine G. Tilney Revocable Trust 2006: Bill commented that the subdivision checklist was missing from the file folder. Kevin Tilton of HEB presented plans for the property. Bill obtained a blank application for completion by Kevin and the Board at the meeting. Scott reviewed the checklist with the Planning Board. Richard Demarco expressed his concern for his water rights. Kevin will provide documentation that his water rights will not be disturbed. John Sullivan also expressed his concern regarding water rights for a stream that feeds his pond. Kevin will confirm that his water rights are protected. The Planning Board had indicated in an informal review at an earlier meeting that the application did not require a perk test since the current house/system in place was previously approved. Outstanding items for sign off of conditional approval by Chair include: 1. Lots need to be renamed, 2. Plan needs HEB engineer signature, 3. Abutting water rights need to be documented, 4. Well head for abutting property needs to be documented. Scott moved for conditional approval and Chris seconded. Vote was unanimous.

Discussion on short-term rentals: Bill led a discussion on the need for regulations to be developed, possibly piggybacking on Conway development of their regulations. Scott presented the three types of short-term rentals: 1. Owner occupied, 2. Second home seasonal, 3. Investment property owned solely for renting. The primary focus of regulation would be health and safety but proposals in other communities have included restrictions such as limiting the number of rentals per week. Bill said that if we are to put any regulations in place the coming year, we must complete our proposal efforts by December to allow time for a public hearing for review. Bill suggested and members agreed that a special Working Meeting should be scheduled for October 24th. Public Notice will be sent, with public invited but no public comment at the meeting.

Capital Improvements Plan: Kathleen presented high level items for the CIP to consider for inclusion: 1. Town road repair/replacement, 2. Solar power for Fire Station, 3. School enhancements, School Board is working on the plan, 3. Water precinct for clean water, 4. Library Board is unsure of any future plan, 5. Transfer station has on-going improvement, 6. A proposal for the Town purchasing Jackson Bridge Inn for Town property, to build a park. Part of the request was there any limitation on buildings on Route 16.

Other Business: Alternate members were reminded to submit a letter of interest to the Selectmen before their next meeting to be considered for the open Planning Board Member position.

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

Respectfully submitted by David Campbell

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