

JACKSON PLANNING BOARD

Minutes - January 9th, 2020 - Regular Meeting

- UNOFFICIAL UNTIL APPROVED

Call To Order: Bill Terry, Chair, called the meeting to order at 7:05 P.M. Attending were Members Bill Terry, Scott Badger, Sarah Kimball, Kathleen Dougherty, Chris McAleer, David Campbell, and Alternate Huntley Allan. Selectperson's Representative Dick Bennett was absent from the meeting. Public attendees were Jerry Dougherty and Joyce Allan. Hank Benesh was also present to create an audio/visual recording of the meeting, which may be found on JacksonFlicks.com.

Approval Of Minutes: Minutes from the December 12th regular meeting were reviewed. David motioned to approve the December 12th minutes, and Scott seconded. The motion was carried unanimously, and the minutes were approved. Minutes from the December 5th working session were also re-reviewed to correct a clerical error. Scott motioned to approve the December 5th minutes, and Kathleen seconded. The motion was carried unanimously, and the minutes were approved.

Public Comment: Bill opened the table to public comment, but none commented.

Short-Term Rental (STR) Regulations: Bill presented a proposal for the agreed-upon STR regulations, composed by town attorney Peter Malia, to be reviewed. Significant changes must and will be presented at the January 16th public hearing. Sarah suggested adding a requirement for a license for rooms and meals tax in the STR registration procedure. Bill noted the rooms and meals tax license is already a state requirement and so suggested applicants should be required to show proof of said license during the registration process. Members agreed this suggestion was reasonable, and the requirement was appended to the proposed regulations to be presented for review at the public hearing. On behalf of Jay Henry, Scott suggested changing the fire and safety inspection of STR properties required by the proposed regulations be conducted by either the Fire Department or the building inspector instead of a joint inspection by both. Members agreed this suggestion was reasonable, and the requirement was edited in the proposed regulations to be presented for review at the public hearing.

Kathleen noted that the use of conditional use permits, which would be required during STR registration under the proposed regulations, must be supported by the master plan under RSA guidelines. The Board recognized Jerry Dougherty, an authority on RSA guidelines, who clarified the correlation of conditional use permits and master plan support under said guidelines. After some discussion, the Board decided the language of the master plan does support the use of conditional use permits as outlined in the proposed regulations.

Kathleen raised concern about potential consequences of delays in business for STRs during the registration process. Chris suggested a tentative approval for STRs to do business unless and until disapproved from registration in anticipation of potential backlog of applications during the initial implementation of the proposed regulations. Scott added that said tentative approval should be given after the Board of Selectmen approves the application and during the Planning Board's review. Members agreed such allowance would be reasonable. Scott suggested discussing the idea further with Peter Malia for refinement.

Capital Improvement Plan: In Dick's absence, Kathleen attested that there have been no major updates at the time of the meeting.

Other Business: Chris motioned to adjourn, and David seconded. The motion was carried unanimously, and the meeting was adjourned at 8:20 P.M.

Respectfully submitted by Will Reisig