

Town of Jackson Planning Board
Minutes - October 8th, 2020 - Public Hearing and Regular Meeting
- UNOFFICIAL UNTIL APPROVED

Call To Order: Bill Terry, Chair, called the public hearing to order at 7:07 P.M. Attending were Members Bill Terry, Scott Badger, David Campbell, Chris McAleer, Sarah Kimball, Kathleen Dougherty, Alternate Huntley Allan, and Selectperson's Representative Dick Bennett. Public attendees included Loralie Gerard, Andy Fisher, Fran and Bill O'Shea, Diane Pratte, Jim Kaloutas, Laura and Rober Reiners, Victor Allen, and Hank Benesh. Audio and video recorded via the Zoom platform will be made available on Jacksonflicks.com.

Approval Of Minutes: Minutes from the September 10th regular meeting were reviewed. David motioned to approve the minutes, and Kathleen seconded. The motion was carried unanimously, and the minutes were approved.

Public Comment: Kathleen asked if all Members had received and reviewed information submitted by Jerry Dougherty regarding the rededication of the town of Jackson from former president Andrew Jackson to explorer and geologist Charles Thomas Jackson, for whom Mount Jackson is named. Bill confirmed receipt of Jerry's email and stated his intent, if the Board of Selectmen does not take action on the matter, to sign a petition for a warrant article to the effect of changing the town name's dedication.

Dick related a question from the Police Department about whether or not campers could be set up on residential property to take up residence and asked for further input. Sarah brought up the possibility that the campers could belong to friends or family of the property owners who had lost their homes due to a financial crisis, possibly caused by the COVID-19 pandemic. She cited language from Section 11 of the Town of Jackson Zoning Ordinance during discussion, and Bill referenced Section 4.3.1.1 of the Ordinance. However, it was determined that neither section addressed the specific circumstances of the question. Therefore, the Board decided that no action needed to be taken.

PUBLIC HEARING: Bill introduced the Members of the Board and indicated the voting Members.

Lot Subdivision, 92 Thorn Hill Road: The Board had anticipated the lot subdivision application being moved forward after the previous (October 7th) Zoning Board of Adjustments meeting. However, due to unforeseen complications forcing the meeting to prematurely close, the requirements for the meeting were not met. Andy Fisher, on behalf of Andrew and Heather Kramp, requested a continuance until the next Planning Board meeting. Dick motioned to accept the request for continuance, and Chris seconded. The motion was carried unanimously, and the proposed lot subdivision was granted continuance.

Boundary Line Adjustment, 156 and 144 Dundee Road: The Board reviewed the application for boundary line adjustment for 156 and 144 Dundee Road, Tax Map R15 Lots 2 and 2.1, submitted by Dean and Nancy Davis. Bill recognized Loralie Gerard, agent and surveyor for the Davises, to explain the details for the adjustment. Sarah thought that the plat presented showed details of both a boundary line adjustment and a lot subdivision and recommended that the two proposals be presented in separate applications with their own plat. Bill agreed with this suggestion but offered to entertain a conditional vote for approval, contingent on the separation of the two proposals. Loralie clarified that two separate applications had been filed, with the lot subdivision proposal contingent upon the approval of the boundary line adjustment.

After further discussion about the configuration of the boundary line adjustment, Loralie requested a continuance in order to confer with the Davises. Scott motioned to accept the request for continuance, and Sarah seconded. The motion was carried unanimously, and the proposed boundary line adjustment was granted continuance.

Lot Subdivision, 156 Dundee Road: Because the boundary line adjustment was not approved, Bill entertained a motion to grant continuance to the lot subdivision application as well. Scott motioned to grant the continuance, and David seconded. The motion was carried unanimously, and the proposed lot subdivision was granted continuance. Following this continuance, the public hearing was closed.

Review of Short-Term Rental (STR) Applications: The Board reviewed ten (10) applications for STR registrations for multiple parties and at various addresses, as listed in the meeting's agenda. There was discussion about the 12 Middle Mountain Trail application, which advertised for four bedrooms but had a septic system built for three bedrooms. This comment was added to the accepted applications to be returned to the Board of Selectmen. This also prompted Dick to suggest modifications to the STR application form, and Members agreed to forward that suggestion to the Board of Selectmen.

Scott motioned to approve all ten applications as a group, and Chris seconded. The motion was carried unanimously, and the applications were approved and returned to the Board of Selectmen for approval.

Capital Improvement Plan Update: Kathleen stated that, with so many complications due to the COVID-19 pandemic, this would not be the time to present to the town a “wishlist”. Dick supported this position, and the Board decided to make no further changes to the Capital Improvement Plan.

Other Business: Chris motioned to adjourn the meeting, and David seconded. The motion was carried unanimously, and the meeting was adjourned at 8:39 P.M.

Respectfully submitted by Will Reisig