

Town of Jackson Planning Board
Minutes - November 12th, 2020 - Regular Meeting
UNOFFICIAL UNTIL APPROVED

Call To Order: Bill Terry, Chair, called the meeting to order at 7:04 P.M. Attending were Members Bill Terry, Kathleen Dougherty, Chris McAleer, David Campbell, Sarah Kimball, Alternate Huntley Allan, and Selectmen's Representative Dick Bennett. Scott Badger informed Bill that he would be unable to attend, and Huntley was appointed as a voting member. Public attendees included Loralie Gerard, Ned May, Diane Pratte, 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 October 8th meeting were reviewed. Bill corrected that the Planning Board *accepted* the short-term rental applications during that meeting, where the minutes incorrectly stated that the Board had "approved" them. Sarah motioned to approve the minutes, and Kathleen seconded. The motion was carried unanimously.

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

PUBLIC HEARING: A public hearing was opened at 7:10 P.M. to address multiple items.

Lot Subdivision - Andrew & Heather Kramp: The application for subdivision at 92 Thorn Hill Road, Tax Map R14 Lot 10 was withdrawn.

Boundary Line Adjustment - Dean & Nancy Davis (Continuance): The Board continued consideration of a proposed boundary line adjustment on 156 and 144 Dundee Road, Tax Map R15 Lots 2 and 2.1. Loralie Gerard, agent and surveyor from Horizon Engineering, was recognized to comment. Loralie explained the details of the boundary line adjustment, initially submitted on the same plan with a lot subdivision (see below) but separated into its own plan during continuance. During her explanation, she noted that the zoomed-out insert on the map included tax map and lot numbers of the lot in question and adjacent lots, but abutter names and addresses were not shown. Bill requested that said names and addresses for abutters be added to the final draft of the adjustment plan.

As the remainder of the checklist for the proposal was satisfied, Bill called for a motion to conditionally approve the plan. Chris motioned to approve the proposal, conditional on the addition of abutter names and addresses to the plan, and David seconded. The motion was carried unanimously.

Lot Subdivision - Dean & Nancy Davis (Continuance): The Board continued consideration of a proposed lot subdivision on 156 Dundee Road, Tax Map R15 Lot 2.1. Loralie Gerard was recognized to comment. Loralie explained the details of the proposed lot subdivision, initially submitted on the same plan as the above boundary line adjustment plan but separated into its own plan during continuance. Bill noted that the lot subdivision would be contingent on approval for the boundary line adjustment for the same lot (see above). He also requested that abutter names and addresses be added to the plan to satisfy the requirements of the checklist.

Loralie proposed that the lot subdivision plan be approved on the conditions that the boundary line adjustment be approved and that abutter information be added to the plan, and Bill agreed to entertain such a motion. Chris motioned to conditionally approve the lot subdivision application, and Kathleen seconded. The motion was carried unanimously. Following this vote, the public hearing was closed at 7:40 P.M.

Short-Term Rental (STR) Applications: Prior to reviewing applications, Bill mentioned that two applications were added to the agenda on short notice. He prompted the Board to discuss a reasonable deadline at which to cut off additional STR applications from being added to the next meeting's agenda. Dick suggested that placing the deadline on the Friday before the next meeting would allow sufficient notice to the public and grant adequate time for the Board to review items on the agenda before the meeting. After some discussion, Bill and David agreed on Thursday rather than Friday, one week before the next scheduled meeting, to allow time for David to set the agenda on Friday; there was no argument to the contrary. The Board agreed that a notice about the deadline should be added to the STR application form.

The Board reviewed nine (9) applications for STR registrations for multiple parties and at various addresses, as listed in the meeting's agenda. Sarah mentioned that properties at 183 Tin Mine Road and 61U01 East Field Road were being advertised for over maximum occupancy. She recommended submitting comments regarding the advertisements to the Board of Selectmen. Bill added that the operators of 29A Wentworth Hall Avenue, as citizens of Canada, were quarantined across the border and unable to travel to Jackson to notarize their application. He recommended that the Board of Selectmen conditionally approve the application for 29A Wentworth Hall Avenue, contingent upon the application being notarized as soon as possible.

Chris motioned to accept all nine applications as a group and forward them with the above comments to the Board of Selectmen, and Kathleen seconded. The motion was approved unanimously.

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

The next Planning Board meeting is scheduled for December 10th at 7:00 P.M. The meeting will be held virtually via Zoom.

Respectfully submitted by Will Reisig