

Town of Jackson Planning Board
Minutes - June 10th, 2021 - Public Hearing and 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, David Campbell, Sarah Kimball, Kathleen Dougherty, and Alternates James Wasco and Huntley Allan. Members Scott Badger and Chris McAleer informed Chairman Terry they would not be in attendance. Selectmen's Representative John Allen was not able to attend. Public attendees included Andy Fisher, Steve Heyliger, Tom Hutchings, Leslie Banier, Hank Benesh, and Peter and Emily Benson. Audio and video recorded via the Zoom platform will be made available on Jacksonflicks.com.

Approval Of Minutes: Minutes from the May 13th meeting were reviewed. **Member Kimball moved to approve the minutes, and Member Dougherty seconded. The motion was approved unanimously.**

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

PUBLIC HEARING: Chairman Terry called the public meeting to order at 7:06 P.M. Voting Members were Bill Terry, David Campbell, Sarah Kimball, Kathleen Dougherty, Huntley Allan, and James Wasco.

Lot Subdivision: The Board considered an application for a lot subdivision on Dundee Road, Tax Map R16 Lot 8-A, owned by the Andrew D. Beal Trust. Andy Fisher, with Ammonoosuc Survey Company, was recognized to provide an overview of the proposed subdivision. Member Kimball asked if the checklist had been completed, and Chairman Terry responded it was in good order. Leslie Banier was recognized to ask whether the lower lot would be intended for development or for access to the opposite side of Dearborn Brook. J.T. Horn, project manager for the Dundee Management Corporation lands from the Trust for Public Land, was recognized to give additional context for the lot subdivision. He noted that an easement would be granted by the Beal Trust to the Upper Saco Valley Land Trust. J.T. also made a request for the Board on behalf of the Beal family, asking that the Board wait to record approval of the subdivision (assuming that the Board did approve the proposal) pending confirmation of other developments in the transaction between the Beal Trust and the Trust for Public Land. Chairman Terry asked for input from Member Kimball on the matter of delaying recording of approval. Member Kimball responded that such a delay would be limited by the regulations of the Carroll County Registry of Deeds. Chairman Terry stated he would be willing to delay the recording of approval as long as necessary or as long as the Registry of Deeds would allow,

whichever was appropriate. He also informed Andy that the contents of the signature box needed to be changed but agreed to consider conditional approval of the proposal.

Member Campbell moved to accept the lot subdivision plan, and Member Dougherty seconded. The motion was approved unanimously. Following this vote, Member Campbell moved to approve the plan conditional upon the required change to the wording in the signature box and with recording of the approval delayed as requested by the Trust for Public Land, and Member Dougherty seconded. The motion was approved unanimously.

Lot Line Adjustment: The Board considered an application for a lot line adjustment at 745 Carter Notch Road, Tax Map R8 Lot 45 and Tax Map R8 Lot 42, owned by Robert Vanuck/Robin Kosstrin and HTG Properties, respectively. Steve Heyliger, representing HTG Properties, was recognized to provide an overview of the proposed adjustment. The plat presented at the meeting, however, did not reflect the final proposal. Steve stated that documents finalizing the proposed lot line adjustment had been delivered to the town office. Without those documents at the virtual meeting, Chairman Terry proposed that the hearing for the lot line adjustment be continued to the next meeting, and Steve agreed. **Alternate Wasco moved to continue the lot line adjustment hearing to the Board's July meeting, and Member Kimball seconded. The motion was approved unanimously.** Following this vote, the public hearing was closed at 7:48 P.M.

Short-Term Rental (STR) Application Change: Chairman Terry observed three changes to the registration application for STRs. The first change was an increase in the application fee from \$50 to \$150, voted in at the town election in May. The second was to require including a copy of an STR's advertisement(s) with the application. The third change was the extension of regulations in the fireworks ordinance, adopted at the town meeting in May, to STR owners and renters. A statement to the effect of observing those regulations was added to the affidavit in the application.

STR Applications: The Board reviewed six (6) applications for STR registrations for multiple parties and at various addresses, as listed in the meeting's agenda. The Board decided to accept the applications on an individual basis.

- Breen, Kevin M. and Catherine O. - 95 Whitney Hill Loop: **Member Kimball moved to accept the application, and Member Campbell seconded. The motion was approved unanimously.**
- Dormer, Matthew Hardy - 61U02 East Field Road: **Member Kimball moved to accept the application, and Member Dougherty seconded. The motion was approved unanimously.**
- Finan, Anita M. - 91 Jackson Highlands Road: **Alternate Wasco moved to accept the application, and Member Dougherty seconded. The motion was approved unanimously.**

- Haley, Hallory H. - 20 Adams Road: **Member Campbell moved to accept the application, and Member Dougherty seconded. The motion was approved unanimously.**
- Thigpen, Matthew Collin - 18 Iron Mountain Road: The STR was located on the class VI section of Iron Mountain Road. **Member Campbell moved to accept the application with comment about the STR's location on a class VI road, and Member Dougherty seconded. The motion was approved unanimously.**
- White, Michael B. - 551 Black Mountain Road: The advertisement stated there were three bedrooms, which matched the property's tax card, but the property's building permit was for only two bedrooms, and the advertisement's diagram showed four bedrooms. **Alternate Allan moved to not accept the application due to confusion regarding the advertised number of bedrooms, and Alternate Wasco seconded. The motion was approved unanimously.**

Other Business: Chairman Terry introduced Alternate Wasco to the other Members of the Board. Alternate Wasco was a resident of Jackson for several years living on Carter Notch Road but had been visiting the area since before moving into town. He trained in medicine at the University of Michigan, began his residency in Chicago at Rush University, then served for two years in the United States Air Force before completing his residency at Brigham and Women's Hospital in Boston. He remained active in the University of Michigan's medical school and athletic department up to the time of meeting.

Chairman Terry asked for Members' opinions on the format for future meetings. Member Campbell suggested holding the next meeting in person but retaining the option for attendees to join remotely via Zoom. Alternate Wasco suggested that people wishing to attend according to their level of comfort but agreed that meeting in person would be more convenient, and Member Kimball echoed that statement. Chairman Terry called for Members to decide, and they decided unanimously in favor of meeting in person with the Zoom platform available for virtual attendance.

Chairman Terry again asked Members to consider suggestions for the 2022 town meeting. He cited his desire to devise a proposal for a source water protection ordinance as an example.

Member Kimball moved to adjourn the meeting, and Member Dougherty seconded. The motion was approved unanimously, and the meeting was adjourned at 8:21 P.M. The next meeting was scheduled to be held on July 8th at 7:00 P.M. The meeting would be held in person at the town office with the option to attend remotely via Zoom.

Respectfully submitted by Will Reisig