

Town of Jackson Planning Board
Minutes - July 8th, 2021 - Regular Meeting
- UNOFFICIAL UNTIL APPROVED

Call To Order: Bill Terry, Chair, called the meeting to order at 7:00 P.M. Attending were Members Bill Terry, Scott Badger, David Campbell, Chris McAleer, Sarah Kimball, Alternates James Wasco and Huntley Allan, and Selectmen's Representative John Allen. Member Kathleen Dougherty informed Chairman Terry she would be unable to attend. Public attendees included Steve Heyliger, Tom Hutchings, and Hank Benesh. Audio and video recorded by Hank Benesh will be made available on Jacksonflicks.com.

Meeting Format: Prior to discussion of agenda items, the Board considered whether to continue using the Zoom platform to allow Members and other attendees participating in agenda items to attend remotely. Chairman Terry stated that the remote platform would not be the primary means of meeting, as New Hampshire state law required that the Board meet in person under normal circumstances. However, he recognized the convenience of a remote platform to allow absent attendees to tune into the meeting. Member Badger also spoke in support of continued use of Zoom as an alternative for attendees to access the meeting if unable to attend in person.

Alternate Wasco moved to continue using Zoom to allow remote attendance for future meetings unless circumstances dictated otherwise, and Member McAleer seconded. The motion was approved unanimously.

Approval Of Minutes: Minutes from the June 10th meeting were reviewed. **Member Badger moved to approve the minutes, and Member Kimball seconded. The motion was approved 6-0-1; Members Terry, Badger, Campbell, Kimball, McAleer, and Alternate Wasco voted in favor of approval, and Selectmen's Representative Allen chose to abstain from voting.**

Public Comment: Scott Badger, speaking as a member of the public and not as a Board Member, described the lot arrangement of his property as part of a "non-clustered" clustered property and asked the Board how, if possible, to proceed in converting a portion of the property to common-use land.

Alternate Allan suggested adding stronger/more prominent language to the affidavit attached to the Conditional Use Permit (CUP) application for short-term rentals (STRs). He made this suggestion in response to some STR applications not being approved due to insufficient safety measures as observed by parties such as the building inspector or the fire chief. Chairman Terry reminded that the affidavit was a legally-binding document that placed the liability for such measures, or lack thereof, upon the operator and away from the Town.

PUBLIC HEARING: Chairman Terry called the public meeting to order at 7:25 P.M. Voting Members were Bill Terry, Scott Badger, David Campbell, Chris McAleer, Sarah Kimball, James Wasco, and John Allen.

Lot Subdivision (cont'd): The Board continued discussion from their previous public hearing regarding an application for lot subdivision on Dundee Road, Tax Map R16 Lot 8-A, owned by the Andrew D. Beal Trust. The application had been approved by the Board, but recording was withheld on request from the Trust for Public Land (see previous meeting minutes, Lot Subdivision). No updates had been received from the Trust at time of meeting.

Lot Line Adjustment (cont'd): The Board continued discussion from their previous public hearing regarding an application for lot line adjustment at 745 Carter Notch Road, Tax Map R8 Lot 45 and 42, respectively owned by Robert Vanuck/Robin Kosstrin and HTG Properties LLC. Updated plats for the proposed lot line adjustment had been received and were reviewed by the Board. Steve Heyliger, representing HTG Properties, and Tom Hutchings, the property owner, were recognized to describe the details of the proposed adjustment. Chairman Terry noted that the plat was missing a statement releasing the Town from liability and barring the land from being developed, and he asked that the statement be added to meet approval requirements. He also observed that the lots were non-conforming prior to the proposed adjustment but would be less non-conforming as a result of it.

Following discussion of the proposed lot line adjustment, the Board reviewed the application checklist. Chairman Terry noted that the well radii on the plat needed to be updated to satisfy the zoning ordinance guidelines. **Member Badger moved to approve the lot line adjustment conditional upon receiving an updated plat including a waiver regarding the well radius, and Member Kimball seconded. The motion was approved unanimously.** Following this vote, the public hearing was closed at 7:59 P.M.

Topics for 2022 Town Meeting: The Board considered topics for which to develop warrant articles for the 2022 town meeting. Chairman Terry stated his desire to add a groundwater protection ordinance. No other recommendations were made. Chairman Terry suggested drawing points of reference from the Hart's Location ordinance to create a proposal suited to the Town of Jackson. Selectmen's Representative Allen recommended keeping the object of cost in mind when crafting the proposal. Member Badger suggested reviewing the Hart's Location ordinance at the Board's next meeting in August, and the Board agreed to place it on the agenda.

Short-Term Rental (STR) Applications: The Board reviewed five (5) 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.

- Tryon-Ranaudo, Juliana L. - 140 Jackson Highlands Road: **Member McAleer moved to accept the application, and Alternate Wasco seconded. The motion was approved unanimously.**
- Zerveskes, Troy V. - 30 Red Barn Road: The property was being advertised for a number of bedrooms in excess of its tax card. **Member McAleer moved to not accept the application, and Alternate Wasco seconded. The motion was approved unanimously.**
- Binieris, John - 258 Switchback Way: **Member Badger moved to accept the application, and Member McAleer seconded. The motion was approved unanimously.**
- 58 Dana Place Road Realty Trust - 25 Dana Place Road: The property was being advertised in excess of its maximum advertised occupancy. **Alternate Wasco moved to not accept the application, and Member Campbell seconded. The motion was approved unanimously.**
- Anderson, Richard - 540 Carter Notch Road: **Member McAleer moved to accept the application, and Alternate Wasco seconded. The motion was approved unanimously.**

Other Business: Selectmen's Representative Allen moved to adjourn the meeting, and Member McAleer seconded. The motion was approved unanimously, and the meeting was adjourned at 8:24 P.M.

Respectfully submitted by Will Reisig