

Town of Jackson Planning Board
Minutes - August 12th, 2021 - 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, David Campbell, Chris McAleer, Kathleen Dougherty, Sarah Kimball, Alternates James Wasco and Dick Bennett, and Selectmen's Representative John Allen. Alternate Huntley Allan informed Chairman Terry he would be unable to attend. Public attendees included Hank Benesh, Andy Fisher, and Andrew Beal. Audio and video recorded by Hank Benesh will be made available on Jacksonflicks.com.

Approval Of Minutes: Minutes from the July 8th meeting were reviewed. Member Kimball suggested two corrections to be made to the minutes. The first suggestion was to describe the Board's response to Scott's public comment question about converting land to common-use. However, the Board did not make any definitive comment on the question at the time of the previous meeting. The second correction was to add a missing phrase to a statement in the Lot Line Adjustment, changing it to read "...barring the land from being developed *within the well radius*". **Member Badger moved to approve the corrected minutes, and Member McAleer seconded. The motion was approved unanimously.**

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

Beal House Discussion: Andy Fisher, with Ammonoosuc Survey Company, was recognized to present an informal proposal for a boundary line adjustment Tax Map V-6 involving Lots 21, 22, and 23. The three lots, all owned by Andrew Beal, would be condensed into two lots with greater frontage to comply with zoning ordinances. The Board generally agreed with the proposal, as it would reduce the overall number of lots and bring the remaining lots closer to conformity.

Groundwater Protection Ordinance Discussion: Chairman Terry distributed to Members a copy of the Hart's Location groundwater protection ordinance to review in consideration of creating an ordinance of similar purpose in the Town of Jackson. He indicated that the primary challenge would be identifying and mapping areas to which the ordinance would apply. As an example, he stated that the Hart's Location ordinance did not require private homes to adhere to its standards; if applied in Jackson, he asserted, this would exclude a majority of the areas of interest in the Town.

Chairman Terry identified two primary purposes to the Hart's Location groundwater protection ordinance:

- Proper storage of fuels and other potentially hazardous substances.
- Manage stormwater and other runoff/drainage avenues when building with a non-permeable surface.

He encouraged the Board Members to read the Hart's Location ordinance and pick out points of interest to discuss at future meetings.

Short-Term Rental (STR) Applications: The Board reviewed two (2) applications for STR registrations for multiple parties and at different addresses.

- Kady, Gary R. - 630 Town Hall Road: Member Campbell noted that the online rental listing advertised more bedrooms than on the property's building permit and septic plan. The maximum number of occupants, however, was adherent to the STR regulations. **Member Badger moved to accept the application with comment regarding the advertised number of bedrooms, and Member McAleer seconded. The motion was approved unanimously.**
- Lord, Sarah - 100 Main Street: **Member McAleer moved to accept the application, and Member Campbell seconded. The motion was approved unanimously.**

Other Business: Member McAleer moved to adjourn the meeting, and Member Campbell seconded. The motion was approved unanimously, and the meeting was adjourned at 7:59 P.M.

Respectfully submitted by Will Reisig