

Town of Jackson Planning Board
Minutes - September 9th, 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, David Campbell, Sarah Kimball, Chris McAleer, Alternate Huntley Allan, and Selectmen's Representative John Allen. Members Scott Badger and Kathleen Dougherty and Alternate James Wasco were unable to attend. Public attendees included Hank Benesh, Andy Fisher. Audio and video recorded by Hank Benesh will be made available on Jacksonflicks.com.

Approval Of Minutes: Minutes from the August 12th meeting were reviewed. **Member Kimball moved to approve the minutes, and Member Campbell 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 hearing to order at 7:02 P.M. Voting members were Bill Terry, David Campbell, Sarah Kimball, Chris McAleer, Huntley Allan, and John Allen.

Lot Line Adjustment: The Board considered an application for a lot line adjustment on Tax Map V-6 involving Lots 21, 22, and 23, all owned by the Andrew D. Beal Trust. Andy Fisher, with Ammonoosuc Survey Company, was recognized to provide an overview of the proposed adjustment. The three lots would be condensed into two lots with greater frontage to comply with zoning ordinances. The Board reviewed the checklist for the application and found it to be complete and satisfactory. **Member Kimball moved to accept the application, and Alternate Allan seconded. The motion was approved unanimously. Following this vote, Member Campbell moved to approve the application, and Alternate Allan seconded. The motion was approved unanimously.**

Voluntary Lot Merger: The Board considered an application for a lot merger on Tax Map V10 of Lots 32, 37, and 38, all owned by Lynne and Ted Castonguay. The three lots would be merged into a single lot and become more conforming to zoning ordinances. **Member Kimball moved to accept the application, and Alternate Allan seconded. The motion was approved unanimously. Following this vote, Member Campbell moved to approve the application, and Alternate Allan seconded. The motion was approved unanimously.**

Representative Allen moved to adjourn the public hearing, and Member Kimball seconded. The motion was approved unanimously, and the public hearing was adjourned at 7:31 P.M.

Groundwater Protection Ordinance: Chairman Terry had not developed the concept of the groundwater protection ordinance since the previous meeting. He encouraged Members to review the Hart's Location groundwater protection ordinance and prepare their suggestions for future discussions. Member Campbell stated his interest in joining Chairman Terry in focused review and markup of the Hart's Location ordinance to compose a draft for the Town of Jackson, and Member Kimball echoed that interest.

Short-Term Rental (STR) Applications: The Board reviewed two (2) applications for STR registrations for multiple parties and at different addresses. Member Campbell noted that the applications did not include copies of advertisement of their respective properties. The company managing the properties had offered to submit advertisement copies after the approval of the applications by the Board of Selectmen. Chairman Terry suggested that this be noted in the Planning Board's comments to the Board of Selectmen.

- Hogoboom, Chase C. - 21 Hutmens Heights Lane: Chairman Terry noted that the property was located within the commercial district. **Member Campbell moved to accept the application with comment regarding the pending advertisement, and Member Kimball seconded. The motion was approved unanimously.**
- Ramsbottom, Peter Scott - 20B Cottage Drive: Representative Allen noted that the property was located within the commercial district. **Member Kimball moved to accept the application with comment regarding the pending advertisement, and Alternate Allan seconded. The motion was approved unanimously.**

Other Business: Representative Allen moved to adjourn the meeting, and Member Kimball seconded. The motion was approved unanimously, and the meeting was adjourned at 8:05 P.M.

Respectfully submitted by Will Reisig