

**Town of Jackson Planning Board
Minutes – December 9, 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, David Campbell, Sarah Kimball, , Scott Badger (via Zoom), , Selectman's Representative John Allen, Alternate Huntley Allen, Alternate Dick Bennett (via Zoom) and Alternate James Wasco. Members Kathleen Dougherty and Chris McAleer were unable to attend. Public attendees included Hank Benesh, John Pietkiewicz and Ginger Perkins (via Zoom). Audio and video recorded by Hank Benesh will be made available on Jacksonflicks.com.

Bill Terry, Chair determined voting members, Alternate Allen and Alternate Wasco were chosen to be voting members.

Approval Of Minutes: Minutes from the November 18, 2021, meeting was reviewed. There were no changes to minutes. Member Badger moved to approve the minutes, and Alternate Wasco seconded. The motion was approved unanimously.

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

Discuss on possible sub-division by John Pietkiewicz – Mr. Pietkiewicz presented to the Planning Board his idea of subdivision (R15 lot3). He has a twenty acres lot and wants to sub-divide 4-5 acres. Member Kimball asked what the frontage would be on the property, He said that there is about three hundred feet of frontage. HEB Engineers will be doing all the drawings. Soil testing is good and appropriate for septic. He is looking to build a smaller home on the new lot. He just wanted to introduce himself to the Planning Board. Chair Terry indicated it seems like a straightforward plan.

Groundwater Protection Ordinance: Member Kimball presented a revised version of a model ordinance. Member Kimball presented a map prepared by North Country Council indicating Ground Water Protection District. Member Kimball pointed on the map the wellhead protection areas, but it does not show protected radius areas around the wellheads. Member Kimball also pointed out that the Water Precinct and it also does not have a defined protected watershed around it. It is important to the ordinance to define the aquifer. Member Kimball stated the importance of the ordinance is to be a proactive protection plan for the ground water, wellheads and drinking water. Board reviewed sections dealing with Performance Standards for Permitted Uses, Existing Non-Conforming, Prohibited Uses and Exemptions. It will be important to include an educational component to the ordinance. Pesticides used in the Town are monitored by the State regulations. Board reviewed sections dealing with Conditional Uses, Performance Standards for Conditional Uses. Chair Terry questioned the storage/refueling tanks for the golf courses and Jackson Ski Touring also does this include Town buildings and Fire Department, which it would include those areas. Member Kimball asked Kevin Bennett (Town of Jackson Building Inspector), to present what controls and monitoring are in place by the State. Member

Kimball raised the issue of defining protected lines from the water system. Member Kimball will contact the Water Precinct and contact at DES in Concord to obtain more information on defining the protection lines. Alternate Bennett and Member Kimball suggested that members from the Water Precinct be invited to our next meeting.

Member Badger raised a question on Section Q.10.2, should it be defined on what type of products in the storage tank. Member Badger also questioned Section.Q.10.3 as it relates to heating fuel. Board agreed to add the word “petroleum products” to Section Q.10.2. Issue of refueling was discussed and Member Campbell indicated that Section Q.7.3 could be modified to add wording for professional refueling to add “in accordance with best business practices.”

Member Kimball discussed who will monitor the ordinance, Board agreed it could be monitored by the “Health Inspector or other expert designee appointed by the Board of Selectman.”

Chair Terry expressed the importance of the ordinance is to ensure people are aware and provide protection of people’s drinking water. Member Kimball will follow up with North Country Council to update the Water Protection District map.

Chair Terry asked the Board if we agree to move forward on a Public Hearing, Board agreed to move forward with recommended changes. Public Hearing will be held in January 2022.

Short-Term Rental (STR) Ordinance Discussion enhancement: Member Campbell presented the language on the Conditional Use Permit associated with an STR property. Based on Town Counsel Peter Malia the modification to require new owner submit a new application. Discussed that a new fee will be required with the new application. Chair Terry wanted to ensure that people applying be notified they will be required to pay a fee. New wording was recommended. Chair Terry requested a vote, Member Kimball motioned to approved, Alternate Bennett second. The motion was approved unanimously. Change to the STR Ordinance will be discussed at the Public Hearing in January 2022.

Land Subdivision Regulation – modification to add subdivision numbering system. Member Campbell presented Board agreed to add numbering system to Land Subdivision Regulations.

Short-Term Rental (STR) Applications: The Board reviewed three (3) applications for STR registrations for multiple parties and at different addresses.

1. **Nonni, Jamie & Chasse, Christine, 20A Cottage Drive.** Member Campbell presented the application and that it was indicated as incomplete. Discussion on why it was submitted. Board cannot accept an incomplete application. Alternate Wasco moved to not accept the application and Selectman Rep Allen seconded. The application was not accepted unanimously.
2. **Pearson, Carla & Anderson, Nicola 26 Green Hill Road.** Member Campbell presented the application and that it was indicated as incomplete. Board cannot accept an incomplete application. Alternate Wasco moved to not to accept the application and Selectman Rep Allen seconded. The application was not accepted unanimously.

3. **Nasca, Susan & Stephen 13B Hurlin.** Member Campbell presented the application and that it met all requirements. Board had no discussion. Alternate Wasco moved to accept the application and Alternate Allen seconded. The application was accepted unanimously.

Public Hearing will be held after our next monthly meeting on January 13, 2022.

Selectman Rep Allen moved to adjourn the meeting, and Alternative Bennett seconded. The motion was approved unanimously, and the meeting was adjourned at 8:39P.M.

Respectfully submitted by David L. Campbell, Secretary