

**Town of Jackson Planning Board**  
**Minutes – April 14, 2022 – Public Hearing/Regular Meeting**  
**- UNOFFICIAL UNTIL APPROVED**

**Call To Order:** Bill Terry, Chair, called the meeting to order at 7:11 P.M. Attending were Members Bill Terry, David Campbell, Sarah Kimball, Chris McAleer, Alternate Huntley Allan, Selectmen's Representative John Allen and Alternate James Wasco. Alternate Dick Bennett and Members Kathleen Dougherty and Scott Badger were unable to attend. Public attendees included Hank Benesh, Seth Burnell, Surveyor HEB Engineers, Joyce Allan, Marilyn Rodes and via Zoom, Andrew Beal. Audio and video recorded by Hank Benesh will be made available on Jacksonflicks.com. Bill Terry moved to have Alternates Wasco and Allan as voting members. Member Campbell called the roll of all members.

**Approval Of Minutes:** Minutes from the March 17, 2022, were reviewed. Alternate Wasco moved to approve the minutes and Member Kimball seconded. The motion was approved unanimously.

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

**Approval of Board Officers:** Chairman Terry presented that, prior to the Public Hearing, a vote for Board Officers for the coming year was our first order of business. Member Kimball made a motion for the current officers to remain in place. Member McAleer seconded. No discussion followed. The motion was approved unanimously.

**PUBLIC HEARING:** Chairman Terry called the Public Hearing to order at 7:15 P.M. Voting were Members Bill Terry, David Campbell, Chris McAleer and Sarah Kimball, Selectmen's Representative John Allen, and Alternates Huntley Allan and Jim Wasco.

**Boundary Line Adjustment Application:** Owners of the proposed properties for the Boundary Line Adjustment at 85 Dundee Road Tax Map R16 Lot 3 and Tax Map R15 Lot 1 are Scott Kudrick and Dundee Management Corporation c/o Andrew Beal respectively. Seth Burnell presented an updated plat drawing to the Board with minor additions to meet Zoning Ordinance checklist requirements. Seth indicated the adjustment is about an acre of land and that the land is being added to the back of the Kudrick property in preparation for the Saco Valley Land trust project. The adjustment will increase the area and move the line to the brook to avoid any future potential encroachment concerns. Member McAleer asked for clarification of the property and abutter Marilyn Rodes requested to review the plat drawing for clarification on the property as related to her property. Member Campbell presented the check list to the Board and all requirements were met.

Chairman Terry requested a motion to accept the application, Alternate Wasco moved to accept the application, and Alternate Allan seconded. The motion to accept passed unanimously. Chairman Terry requested a motion to approve the application. Member Campbell moved to approve the application and Alternate Wasco seconded; the motion was approved unanimously. Chairman Terry adjourned the Public Hearing at 7:28 P.M.

**Short-Term Rental (STR) Applications :** Member Campbell presented to the Board one (1) application for STR registration:

- Beaty, Kirk & Elizabeth – 554 NH Route 16: three bedrooms tax card and no septic or building permit on file, advertising three bedrooms, sleeps six. Discussion followed on determining the location of the property. Although not a public hearing, Marilyn Rodes was recognized and asked why there is no septic on file, Selectmen's Representative Allen said the property was built prior to the requirement. Chairman Terry reminded that we cannot require anything more of an STR applicant than we could require from any homeowner and explained when septic information is not available, our procedure is to look at the tax card to determine the number of bedrooms for advertisement purposes. Chairman Terry asked for a motion to accept, Member Campbell motioned to accept with no comments, and Alternate Wasco seconded; motion accepted unanimously.

**New Business:** Chairman Terry requested that the Board consider new project initiatives for 2022. He initially talked about SB 249, which is related to STRs, and indicated we should wait to discuss changes once this is approved. SB 249 as currently proposed would allow for inspections, could streamline the registration process and has other components that we would need to consider if it passed. Chairman Terry and Member McAleer reminded that the listing and number of STRs (close to 100) in Jackson are available to the public in the Town Office. A further discussion ensued regarding whether an STR is a commercial or residential use and whether if you rent your property, is that a business or a property right. There was also discussion on the impact that STRs and second homes have on housing availability. Member Campbell asked if there were any additional actions that the Board needs to take regarding the Ground Water Ordinance (GWO) that was approved. Member Kimball replied that it was developed in keeping with the model ordinance and confirmed that a discussion of water use brought up at the public hearing would be a new effort. Member Kimball said the only open item for the GWO is determining where in the Zoning Ordinance it needs to be placed. Chairman Terry suggested we might want to look at solar power installation, for a solar farm. Member Kimball stated that in the past the Board did address phone tower regulations prior to them being installed. Member McAleer mentioned we should review what Lovell, Maine did when dealing with solar power and suggested we include windmills along with solar power. Member Kimball suggested we all review the Town Master Plan for additional initiatives. Selectmen's Representative Allen reminded that the new Facilities Committee might bring new topics to the Board. Member Kimball suggested that we might review the definition of Zoning areas and look to add from the current two to what other type might help. Chairman Terry suggested that we have an open item discussion for new initiatives on the next agenda.

Selectmen's Representative John Allen motioned to adjourn the meeting, and Member McAleer seconded. The motion was approved unanimously, and the meeting was adjourned at 8:18 P.M.

Respectfully submitted by David L. Campbell, Secretary