

Town of Jackson Planning Board
Minutes – May 12, 2022 – 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, Scott Badger, Kathleen Dougherty, Selectmen's Representative John Allen and Alternates James Wasco, Dick Bennett, and Huntley Allan. Members Sarah Kimball and Chris McAleer were unable to attend. Public attendees included Hank Benesh. 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 April 14, 2022, were reviewed. Alternate Wasco moved to approve the minutes and Member Badger seconded. The motion was approved unanimously.

Public Comment: No public comments for non-agenda discussion.

2022 Initiatives – Chairman Terry opened the discussion with the Board by reviewing the 2016 Master Plan. He said that there were items from the Master Plan we could evaluate as something the Board could address this year. One initiative from the Master Plan that was completed last year was the Ground Water Protection ordinance. Chairman Terry talked about improving the definition of the existing commercial zoning district for Short-term Rental (STR) applications. This would be more of a house keeping function. Member Badger felt that the zoning review effort in the Master Plan would expand beyond cleaning up the current zoning districts to consideration of creating new zoning districts which would be a much larger project with implications beyond STRs. Chairman Terry felt it would not be ideal to start the larger scale effort in June but maybe we could get at the housekeeping this year. Chairman Terry raised the issue of solar power regulations since there is a model NH regulation to build upon. Member Badger asked what would happen now if someone wanted to take ten acres to build a solar farm. Alternate Bennett stated he felt it would be a commercial business. There was discussion on the benefits of installing solar for homeowners. Alternate Bennett supported the idea of creating guidelines now instead of waiting. Alternate Allan raised concerns on STR regulation regarding inspections; Chairman Terry again pointed out that it is not currently legal for the Town to require inspections as part of the application process. Chairman Terry stated that we had considered reviewing the STR regulations if the State had provided guidelines in SB249, but since this is not happening, it would be better to wait. Member Badger asked about defining the commercial line from the hard line of 500 ft. to something that follows property lines or addressing the issue if it could be a percentage of the property line within the commercial zone. Chairman Terry feels it would be fair to clarify the zoning for commercial definition. Alternate

Bennett asked if the Town can request a copy of homeowner's insurance for STR owners. Chairman Terry suggested that we ask legal counsel. Chairman Terry requested we close the STR discussion and move on to the next topic. Member Badger suggested we create a draft of a solar ordinance and put it in front of the public for comment. Member Campbell stated that the document that was shared by email is a model that we can build on, but it would need to be modified to fit our Town. Chairman Terry feels that we could tailor this model ordinance to fit our need and Member Kimball would be good to review this document. Member Campbell suggested that the ordinance establish guidelines for installation to ensure proper appearance. Chairman Terry asked if the Board should undertake this task and members agreed to more fully consider at the next Planning Board meeting. Member Bennett requested hardcopies of the model ordinance be distributed to all members. Chairman Terry mentioned other suggested ideas from the Master Plan such as underground utility lines, a review process for multiple housing units, commercial structures, designate historical structures, inventory STR and rental properties, evaluate elder and low-income housing needs, and form safety codes. None of these efforts gained traction for a 2022 initiative.

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

Property Owners: Edward, Tyler & Patricia Trustees at 53 Whitney Hill Loop. Property has four bedrooms and advertises four bedrooms/sleeps six. Limited to thirty rentals per year. No comments on this property.

Chairman Terry reminded members that any STR complaints, including failure to register, should be directed to the Board of Selectmen. If there are any Planning Board issues or concerns with a property under review they will be noted on the comment sheet in the application for consideration by the Selectmen.

Member Badger motioned to accept the application and Alternate Allan seconded. The motion was approved unanimously.

Member Badger motioned to adjourn the meeting, and Alternate Wasco seconded. The motion was approved unanimously, and the meeting was adjourned at 8:00 P.M.

Respectfully submitted by David L. Campbell, Secretary