

Town of Jackson Planning Board
Minutes – June 9, 2022 – Regular Meeting
- UNOFFICIAL UNTIL APPROVED

Call To Order: Vice Chair Scott Badger called the meeting to order at 7:00 P.M. Attending were Members David Campbell, Scott Badger, Kathleen Dougherty, Chris McAleer, and Alternates James Wasco, Dick Bennett, and Huntley Allan. Members Sarah Kimball, Bill Terry and Selectmen's Representative John Allen were unable to attend. Public attendees included Hank Benesh. Audio and video recorded by Hank Benesh will be made available on Jacksonflicks.com. Vice Chair Badger moved to have Alternates Wasco and Bennett as voting members. Secretary Campbell called the roll of all members.

Approval Of Minutes: Minutes from the meeting on May 12, 2022, were reviewed. Alternate Wasco moved to approve the minutes and Member Campbell seconded. The motion was approved unanimously.

Public Comment: Alternate Allan raised an issue of someone recently skeet shooting over the weekend on their property. His concern was the noise in town and the possibility of heavy metal leaking into the ground. He feels that there is nothing we can do about it under existing ordinances but that something needs to be done. The discussion focused on what requirements could be developed to set some type of limits. Vice Chair Badger suggested we review other towns to see what they have in place to deal with this but, even with an ordinance in place, monitoring noise from gunfire and enforcing an ordinance would be exceedingly difficult. Member Campbell asked if this would be a zoning ordinance or a town ordinance.

Vice Chair Badger asked the Board if there are any options regarding a modification to the ordinance dealing with ADU. He mentioned a recent situation where a property owner was not able to make a change to their property due to property size limitations, citing the current regulation which has a land size requirement. He asked if there could be a modification to allow for a one bedroom septic system. Alternate Allan mentioned that in NH there are no one bedroom septic tanks, the minimum is two. Vice Chair Badger stated that this property owner had State approval for their septic plan and that the limitation on the development of the property was due to our land requirement. Alternate Allan said that the land requirement would be a potential problem in the future with other properties.

2022 Initiatives – Vice Chair Badger opened the discussion with the Board by discussing the idea of developing a new ordinance regarding solar panels. He raised the larger question of the many types of solar panel systems. He asked how we want to manage developing the ordinance. Member Campbell reminded the Board that at our last meeting we suggested that Member Kimball make the initial review of the document for modification. He said that there are parts of

the model ordinance that do not apply to Jackson so they could be ignored for inclusion. However, there are parts that we will need to discuss and make decisions on how we want to address them. Examples of these are height limits, abutter notification, approval process, subdivision rules and landscaping/protection. Member Campbell said he will meet with Member Kimball to develop a draft plan to review at the next meeting. Alternate Allan said that we should include wind turbines with the ordinance.

Short-Term Rental (STR) Applications : Member Campbell presented to the Board that he is recommending to the Board of Selectmen a modification to the application. It should state on the application that applicants must submit copies of their Meals & Room Tax license and Advertisement. He also suggested that the Select Board's representative, upon receipt of an application, review the application for completeness of requirements and, if anything is missing, a notice be sent to the applicant that the missing document(s) and/or information must be received before the application is submitted to the Planning Board for comment. Member Campbell presented three (3) applications for STR registration:

1. Property Owners: Dana Kent & Gina Vasquez at 10B Joshua Loop Road. Application was missing advertisement and the Map/Lot number. No Tax card, or septic. Member Campbell motioned not to accept the application, seconded by Member McAleer. Motion passed unanimously.
2. Property Owners: John & Lorraine Gately at 180D Main Street. Application was missing advertisement. Alternate Wasco motioned not to accept the application, seconded by Member Dougherty. Motion passed unanimously.
3. Property Owners: Michael & Nicole Comerford at 609 NH Rt. 16. Application was complete, tax card, septic document and advertisement were all submitted. All requirements were met on the application. Alternate Wasco motioned to accept the application, seconded by Member Dougherty. Motion passed unanimously.

Member Dougherty motioned to adjourn the meeting, and Alternate Wasco seconded. The motion was approved unanimously, and the meeting was adjourned at 7:50 P.M.

Respectfully submitted by David L. Campbell, Secretary