

Town of Jackson Planning Board
Minutes – July 14, 2022 – Public Hearing & Regular Meeting
- UNOFFICIAL UNTIL APPROVED

Call To Order: Chairman Bill Terry called the meeting to order at 7:12 P.M. Attending were Members David Campbell, Sarah Kimball, Kathleen Dougherty, Chris McAleer, and Alternate James Wasco. Member Scott Badger, Alternates Dick Bennett, and Huntley Allan, and Selectmen's Representative John Allen were unable to attend. Public attendees included Hank Benesh, Steve Heyliger Surveyor for Steven E. Heyligher, LLC and on Zoom were Gloria and Thomas Hutchings. Audio and video recorded by Hank Benesh will be made available on Jacksonflicks.com. Chairman Terry moved to have Alternates Wasco as voting member. Secretary Campbell called the roll of all members.

Approval Of Minutes: Minutes from the meeting on June 9, 2022, were reviewed. Alternate Wasco moved to approve the minutes and Member Dougherty seconded. The motion was approved unanimously.

Public Comment: No public comment.

PUBLIC HEARING: Chairman Terry called the Public Hearing to order at 7:15 P.M. Voting were Chairman Bill Terry, Members David Campbell, Chris McAleer, Sarah Kimball, Kathleen Dougherty, and Alternate Jim Wasco.

Boundary Line Adjustment Application: Owners of the proposed properties for the Boundary Line Adjustment at 777 Carter Notch Road; Tax Map R8 Lots 40,41 and 42 submitted by HTG Properties. Steve Heyliger presented an updated plat drawing to the Board that outlined the changes. Steve stated that, after the lot line adjustments last Fall, a survey revealed that the current structure on Lot 40 is too close to the lot line. Steve indicated the proposed solution is to adjust the lot lines by removing Lot 41 and expand Lots 42 and 40. Both remaining lots would have increased road frontage making them less nonconforming and less irregular in shape. In addition, the change to Lot 40 would allow for additional land behind the current structure on the property and improved setback from the boundary line for Lot 42. Member Campbell presented the check list to the Board and all requirements were met. Chairman Terry asked for a motion to accept the application. Member Kimball moved to accept the application and Member Dougherty seconded. Motion was approved unanimously. Chairman Terry requested a motion to approve the application, Alternate Wasco motioned to approve the application and Member Dougherty seconded. Motion was approved unanimously.

2022 Initiatives – Chairman Terry opened the discussion with the Board on the idea of developing a new ordinance regarding solar panels. Chairman Terry stated key points are what

we do or do not want to allow, such as what sections should be included like setbacks, buffer zones, height limits. Current document is a one size fits all and we need to decide what we need to include. Member Campbell raised the question about what type of districts are within Jackson, Member Kimball outlined that Jackson has Village/High Density, Rural Residential and Residential. Chairman Terry questioned what type of arrays would be allowed, it was suggested that all array types be included and then indicate if the type is or not approved. The Board reviewed the definitions for the types of arrays. Chairman Terry and Member Kimball discussed the need to simplify the document if it does not miss the meaning of the regulation. Member Kimball raised the issue of limiting the size for example five acres, and Member Campbell stated that someone could build any size on their property unless there is a limit. Chairman Terry said that the regulation would be what we believe is the best for current state of solar power but reminded us that the importance of this regulation is to think of the future. Chairman Terry also raised his concern that the current document does not mention any recycling protocols. Member Kimball read the selection on abandonment/decommissioning, but Chairman Terry wants to have something about disposing of them. Member Campbell questioned the section on site-plan review and would we do those for this project. Member Kimball said we do not do site plan review because in the past the Town was opposed to the idea. Chairman Terry and Member Kimball discussed who would monitor the regulations and review the property before installation. This function could fall under the Building Inspector as that role is to ensure all current regulations so therefore the oversight would be the Board of Selectman. Member Campbell pointed out that Board of Selectman might need to have a public hearing regarding building permits. Member McAleer suggested that the Building Inspector investigate what other towns might be doing and to investigate ways to increase his knowledge of solar zoning. Member Kimball suggested that we provide the Building Inspector a draft of our regulation once we complete our initial review. Chairman Terry asked if we want an August meeting and who will make changes. Member Kimball suggested that all members review the document with their comments and corrections and then at our next meeting we can go line by line.

Chairman Terry updated the Board on the activities of the towns Facilities Committee. Based on current discussions at the meetings the Board might have to consider updating the Capital Improvement Plan for next year. He will keep us posted and thanked Members Campbell, Kimball, and Alternate Bennett for their participation on that Committee.

Member McAleer motioned to adjourn the meeting, and Member Dougherty seconded. The motion was approved unanimously, and the meeting was adjourned at 8:15 P.M.

Respectfully submitted by David L. Campbell, Secretary