

**Town of Jackson Planning Board**  
**Minutes – October 13, 2022 – Regular Meeting**  
**- UNOFFICIAL UNTIL APPROVED**

**Call To Order:** Chairman Bill Terry called the meeting to order at 7:05 P.M. and called the roll of all members. Attending were Members Sarah Kimball, Chris McAleer, Kathleen Dougherty and Scott Badger, Alternate Dick Bennett and Selectmen's Representative John Allen. Member David Campbell, Alternates James Wasco and Huntley Allan were unable to attend. The public WiFi connection could not be established to allow Zoom attendance. Public attendees included Hank Benesh. Audio and video recorded by Hank Benesh will be made available on Jacksonflicks.com. Chairman Terry moved to have Alternate Bennett as a voting member.

**Approval Of Minutes:** Minutes from the meeting on September 8, 2022, were reviewed. Member McAleer moved to approve the minutes and Member Badger seconded. The motion was approved unanimously.

**Public Comment:** No public comment.

**2022 Initiatives - Solar Ordinance:** In response to a question from Member Badger, Chairman Terry reminded the Board what Kevin Bennett, Building Inspector had told the Board at our last meeting. The Town does have building codes that cover installations and he does complete inspections. There are limits in the building code in that they do not address landscaping requirements, positioning other than setbacks, restrictions on size, issues of panel glare if installation is done incorrectly and, if the structure is visible, how it looks from the street or to an adjoining neighbor. Member Badger suggested that we want to promote residential solar power but limit commercial solar farms. Member Badger said the Board needs to look to the future as solar power is the future. To move things forward, Member Kimball developed and distributed a draft ordinance for review as a starting point incorporating wording from the models distributed by Member Campbell. Members took a few minutes to do a quick review before Member Kimball described her effort. She included a provision for residential roof top and ground mounted solar arrays as the Board agreed to allow at the last meeting. She also added language regarding the use of smaller commercial usage. She suggested that for commercial usage, size should be limited to no more than five acres. Member Badger suggested that we use power output to set a limit. Member Kimball stated that one of the more important aspects of the ordinance is to keep the residential appearance of the Town. Member Kimball discussed the difference between commercial or community usage for larger installations. Chairman Terry suggested that we should hold an informal listening post to hear from the community to get feedback before a more formal public hearing. Alternate Bennett expressed his opinion that the primary focus of community feedback should be a discussion of ground mounted installations rather than roof mounted. Member Kimball stated that it is important to allow for emergency

access to solar arrays. Member Badger summed up the two major points that need to be discussed by the Board, the use of commercial/community solar usage and ground mounted usage with regards to physical appearance. Member Badger offered a comment that a commercial solar array installation does not create the traffic issues other types of business do and that we do allow some forms of business in residential districts. He suggested that we do not allow a commercial installation as an allowed business in the residential district. Member Kimball suggested that we review community usage but agreed not to allow for commercial usage. Chairman Terry suggested we create a calendar of events and get comments back to Member Kimball so we can improve on and review the draft ordinance in detail at the next meeting. Chairman Terry stated that we need to schedule a listening meeting at the end of November and then schedule a formal Public Hearing in December and follow up if necessary to meet requirements for a Town vote in March.

**Short-term Rental Applications** – Kimberly Hutchins – 66B Wentworth Hall Ave Map V2; Lot 10; Sub Lot# 21B. Board had no comments. Member Badger motioned to accept the application and Member McAleer seconded. The motion was approved unanimously.

**Old Business** - Member Badger, who was unable to attend the prior Board meeting, questioned whether we needed to amend or do housekeeping on the language in 10.2.2 as discussed at that meeting regarding senior and affordable housing. Chairman Terry requested that he and Member Kimball review further and provide input to the Board at the next meeting.

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

Next Planning Board meeting is November 10th.

Respectfully submitted by David L. Campbell, Secretary