

**Town of Jackson Planning Board**  
**Minutes – February 16, 2023 Regular Meeting**  
**(Meeting was rescheduled from February 9<sup>th</sup>, 2023)**

**- UNOFFICIAL UNTIL APPROVED**

**Call to Order:** Chairman Bill Terry called the meeting to order at 7:05 P.M. Chairman Terry conducted the roll call of all members. In attendance were Members Sarah Kimball, David Campbell, Kathleen Dougherty; Alternates James Wasco, Huntley Allan and Dick Bennett (via zoom). Selectmen's Representative John Allen, Members Scott Badger and Chris McAleer, and Alternate Deborah Hill were unable to attend. Hank Benesh was the sole public attendee and recorded the meeting which will be made available on Jacksonflicks.com.

Chairman Terry conducted the roll call to determine voting members, all members physically present will be voting members. Chairman Terry moved to have Alternates Allan and Wasco as voting members and, unlike the previous snowy Thursday, the Board met live quorum requirements.

**Approval of Minutes:** Minutes from the meeting on January 12, 2023, were reviewed. Member Alternate Wasco moved to approve the minutes and Alternate Allan seconded. The motion was approved unanimously.

**Public Comment:** No public comment.

**Voluntary Lot Merger Application:** Martha Masiello, Trustee of the Martha Masiello Revocable Trust of 2004 of 52 Mountain View Road & 122 Dundee Road, requested that land on Map #V06/Lot 009 and Map #V06/Lot 035 be merged. The Board reviewed the tax card and application. There were no comments by the Board Members. Member Kimball moved to approve the merger, Alternate Allan seconded. The motion was approved unanimously.

**Short-term Rental Applications:**

- Lori Leo – 310 Wentworth Hall Ave (new); application was reviewed by the Board. Member Campbell stated that on the application it mentions that egress windows are to be installed. They are currently on back order and the Town's Building Inspector is monitoring the installation timeline. Chairman Terry did mention that this type of window has been on back order, and we have seen this in other applications in the past year. Member Campbell indicated that on the application the location is in the Village District. Board had no other comments. Alternate Allan motioned to accept the application with comments on the egress windows and Alternate Wasco seconded. The motion was accepted unanimously.

**2023 Initiatives** – Chairman Terry opened up the discussion by stating we need to decide what the Board will try to accomplish in the coming year. We have been able in the past couple of

years to address something each year and this past year was the solar energy systems ordinance. Chairman Terry stated the Board of Selectman will recommend at their next meeting that the Planning Board take on an update of the Capital Improvements Plan (CIP). This will come out of the work that the Facilities Committee started with regard to what projects should be prioritized and the cost associated with each project. He pointed out that the CIP is a resource intensive effort and we will need to talk with each of the departments along with town residents. Member Kimball explained that the process will require meeting with the department heads and learning what their needs are and what each would cost. We would then create a matrix to determine total cost over five years and the impact on the tax rate; a capital reserve fund could then be established to anticipate the costs over time. Member Campbell shared that one of the projects that will be recommended by the Board of Selectman will be to determine the future of the Gray's Inn garage and the cost associated with the decision. He mentioned that some departments currently use the facility for storage. Chairman Terry opened the floor to other ideas that we could do along with the CIP. Alternate Allan would like to look at limiting short-term rentals to no more than 25% of the housing in Jackson. Member Dougherty questioned if this would be allowed, Chairman Terry stated that when the Board initially drafting the ordinance we asked legal counsel about this, and they advised against it. Chairman Terry reminded the Board of all the current legal actions in local towns. Alternate Bennett suggested that we closely monitor any State actions and/or legal actions taken this year and act on them accordantly. Chairman Terry suggested we might consider asking legal counsel about updates on what changes are possible to see what can be changed following the outcome of the current litigations. Member Campbell proposed that the question should not be how to restrict short-term rentals but how do we attract full-time residents. Jackson will change, as it has already, so how do we adjust. Alternate Allan suggested a tax incentive to full-time residents. Member Dougherty stated we need to attract young families, therefore we need to ensure the school maintains its outstanding record. Alternate Allan suggested that a possible idea is for Bartlett and Jackson combine resources like fire, police and school (5<sup>th</sup> – 6<sup>th</sup>) to help with cost. Chairman Terry and Member Dougherty both stated that could hurt Jackson. Alternate Bennett raised a new point on short-term rentals which could be dealt with through re-districting, which was a suggestion by North Country Council. Chairman Terry suggested some solutions like increasing the fees and additional registration requirements, but he feels with the current litigations pending we should wait and consider changes based on their outcomes. Member Campbell proposed that we should work with other towns to create a voice at the State level for assistance and direction to help us deal with short-term rentals. Alternate Wasco wants the Board to work on keeping the sense of community. Member Campbell proposed if we would be open to allow tiny homes in Jackson. They can be affordable to allow someone to move to Jackson; Alternate Allan supported the idea. Member Campbell used a current property on Carter Notch Road as an example that tiny homes could fill the gap for housing. Member Dougherty and Chairman Terry raised the issue that most of the buildable land in Jackson is in land conservation trust and building lots are at a premium. Member Dougherty also noted that building this type of building

is limited or not possible in Jackson since there is no municipal sewer/water system to support density requirements as there is in Conway which is why they are better suited to build affordable housing. Chairman Terry said that we have some solutions currently to support affordable housing including Accessory Dwelling Units but they are limited. Chairman Terry suggested another project for the Board and that has to do with updating the zoning map. The current map is not very precise, and we should do better. He wonders if we can examine the zoning map. Member Campbell asked if it is defined by property lines or feet. Member Kimball said that the districts can be defined either way but currently by 500 feet either side of Route 16 and 16A (Main St.). Chairman Terry suggested that we could just clean up the current map or consider new districts to control changes. He said we could look at what type of districts and prohibitions can be applied. Member Kimball suggested the latter effort would require a significant effort and might be difficult to get community support. Chairman Terry summarized the topics discussed and potential projects for the Board; 1. CIP, 2. Short-term rental updates, 3. Update zoning map, 4. Affordable Housing. Member Dougherty again expressed that affordable housing will be difficult in Jackson; Chairman Terry agreed but also felt it was possible if the community was able to think out of the box. All agreed the CIP may be all we have time to accomplish this year.

Alternate Allan motioned to adjourn the meeting; Member Dougherty seconded. The motion was approved unanimously, and the meeting was adjourned at 8:35P.M.

Next Planning Board meeting is March 9, 2023.

Respectfully submitted by David L. Campbell, Secretary