

Town of Jackson Planning Board
Minutes – June 8, 2023 Regular Meeting
- UNOFFICIAL UNTIL APPROVED

Call to Order: Chairman Bill Terry called the meeting to order at 7:10 P.M. Chairman Terry conducted the roll call of all members. In attendance were Members Scott Badger, Sarah Kimball, David Campbell, Dick Bennett, and Alternate James Wasco. Absent were Member Kathleen Dougherty, Selectmen's Representative Frank DiFruscio and Alternates Jerry Dougherty and Deborah Hill. Chairman Terry stated that since a member was absent, Alternate James Wasco would be a voting member. Public attendee was Hank Benesh who recorded the meeting which will be made available on Jacksonflicks.com.

Approval of Minutes: Minutes from the meeting on May 11, 2023, were reviewed. Member Badger moved to approve the minutes and Member Campbell seconded. The motion was approved unanimously.

Public Comment: No public comment

Short-term Rental Applications:

Secretary Campbell presented one application to the Board:

1. Leah Lippman – 39 Green Hill Road. The Board reviewed the application which was complete. No comments were made on the application. Alternate Wasco moved to accept the application and Member Badger seconded. The motion was approved unanimously.

Chairman Terry advised the Board that he conferred with Legal Counsel regarding the Supreme Court Ruling on Conway vs. Kudrick to ensure proper handling of a recently submitted application. Legal Counsel stated no changes to the ZO were necessary at this time.

Capital Improvements Program (CIP):

Chairman Terry asked for members to continue the presentations of outstanding department updates. Reports were made by Members Badger and Bennett.

Member Badger, Housing Trust – Member Badger was looking into some type of Community /Housing Trust. He spoke with various people in the area dealing with housing projects. He approached Jen Stilwell from the Mt. Washington Housing Coalition, and she is willing to help. He also spoke with the principals of the Blue Bird Project in Conway, an attorney with the NH Municipal Association and Ryan Pope, the Housing Navigator, City of Dover. Member Badger feels the most likely option would be for the Town to establish a Housing Commission and Housing Trust that the Town would begin to fund. The Commission would be empowered to approve projects and control the funding and then work with nonprofit organizations to manage the projects. Another option would be for the Town to either purchase land for development, whereby the Town could lease the land, or bridge the price of a home to allow new buyers to afford the home, where the Town maintains ownership interest in the property.

Member Badger indicated the quickest option would be to support the development of ADUs (Accessory Dwelling Units) in Town. A group to approach could be second homeowners to build an ADU thereby allowing them to still use the main home. This approach could also be encouraged for short-term rental owners. He said there might be some tax incentives we could use, but we would need to speak with our attorney.

Member Badger discussed funding for the Trust by budgeting from tax revenues and/or donations. Member Campbell asked what property the Town owns that could be utilized; Member Badger said that there is little available other than some development rights in the Rt.16 corridor, the Grey's Inn garage property and the undeveloped land where the Town Offices and Town Library are located. Member Badger said that the NHMA attorney advised that the Town could set its own income formula to determine who would be eligible.

Discussion followed that the challenge Town employers face is that very few of their employees live in Town or in the immediate area. Member Bennett said that any tax incentive would need to be approved by the State. Member Badger said that there is an RSA 75:1-a that discusses availability of tax incentives. Chairman Terry added that the Town must determine if it is important enough to build our community that we are willing to fund a program; despite our apparent need, there have not been a lot of options presented and the Town offers nothing to incentivize building. Member Badger commented that a starter home for a young family to move into Town is unavailable and asked if that is where we should focus our efforts. Member Kimball stated that the first step would be to develop the Housing Commission, outline the duties of the Commission, approval processes, funding and how the Commission functions through appointments by the Board of Selectmen.

Member Bennett – Solar Power for Town-owned buildings: Member Bennett presented options for roof mounted units at the Whitney Center and the School. Then a ground mounted array on the old Transfer Station property. He presented that for the Whitney Center it would take about 87 panels and a battery pack at an estimated cost of \$136,000. He is waiting for quotes for the School and the Transfer Station. Member Badger asked what the current electric cost is for the Whitney Center; Member Bennett responded about \$3,000 to \$4,000 per year. Member Bennett indicated any extra power saved at the Whitney Center could be used as an offset for the school. Member Campbell asked the purpose of the array at the old Transfer Station, and Member Bennett said the credits would be available for use by other Town properties such as the Library, Fire Station or Highway Department whose electricity needs are currently funded by the Town. Member Bennett felt it would be wise to take advantage of the current Federal incentives. Next step is that Member Bennett will get better quotes. Member Bennett also pointed out that batteries linked to the solar array systems would reduce the need for back up generator use.

Chairman Terry summarized that there is a formula to calculate the cost, savings and returns that can be presented to the Town. Member Campbell pointed out that this would be a message that

the Town supports solar power; Chairman Terry stated that this can be emphasized as part of the next master plan.

Chairman Terry asked what the next step would be to pull the parts together. Member Kimball suggested that we develop a list of options for all departments and projects with the “needs” and “wants” at the next meeting.

Other Business: Member Campbell updated the Board on the Grey’s Inn Garage project and what was presented to the Board of Selectman. Three options were presented that included, 1. simple repairs, 2. overall improvements, or 3. tear it down. The Board of Selectmen approved the Grey’s Inn Garage improvement project. The next step is to obtain pricing for improvements. This will become part of the CIP.

Member Bennett motioned to adjourn the meeting; Member Badger seconded. The motion was approved unanimously, and the meeting was adjourned at 8:26 P.M.

Next Planning Board meeting is July 13, 2023.

Respectfully submitted by David L. Campbell, Secretary