

**Town of Jackson Planning Board**  
**Minutes – July 13, 2023 Regular Meeting**  
**- 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 (via Zoom), David Campbell, Dick Bennett, Alternates James Wasco and Jerry Dougherty and Selectmen's Representative Frank DiFruscio. Absent were Members Scott Badger and Kathleen Dougherty, and Alternate Deborah Hill. Chairman Terry stated that since two members were absent, Alternates James Wasco and Jerry Dougherty would be voting members. The public attendee was Hank Benesh who recorded the meeting which will be made available on Jacksonflicks.com. Chairman Terry advised the Board that Deborah Hill will be resigning from the Planning Board effective immediately.

**Approval of Minutes:** Minutes from the meeting on June 8th, 2023, were reviewed. Alternate Wasco moved to approve the minutes and Member Campbell seconded. The motion was approved unanimously.

**Public Comment:** No public comment

**Short-term Rental Application(s):**

Secretary Campbell presented the following applications to the Board:

1. Alec & Melissa Glorieux – 146 Tin Mine Road: The Board reviewed the application and member Campbell pointed out that there is an issue with the number of bedrooms stated on the Tax card which is 6 bedrooms and Septic is 3 bedrooms. Chairman Terry stated that differences between the Tax Card and Septic must be on the comments given to the Board of Selectmen. Member Bennett moved to accept the application with comment, and Alternate Wasco seconded. The motion was approved unanimously.
2. Brendon Malloy – 31 Heard Road: The Board reviewed the application and Member Campbell pointed out that there was an issue with the number of beds indicated on the Tax Card and what was within their ad. Selectman DiFruscio commented that the Town Office had been notified that the ad was changed to comply. Board had no further comments. Alternate Dougherty moved to accept the application with comment, and Member Bennett seconded. The motion was approved unanimously.
3. Linda Hall Little & John Little – 2 Stem Turn Hill Road. The Board reviewed the application. Member Campbell pointed out that this rental is an owner occupancy. Chairman Terry reviewed the regulations regarding Accessory Dwelling Units (ADU), and this accessory unit is an ADU. Alternate Dougherty raised the possibility of increasing the square footage of ADUs to promote development; Chairman Terry agreed this was an interesting topic for future discussion. The Board had no comment on the application. Alternate Dougherty moved to accept the application without comment, Alternate Wasco seconded. The motion was approved unanimously.

**Capital Improvements Program (CIP):**

Chairman Terry asked for members to continue the presentations of outstanding departments and any updates. Reports were made by Alternates Dougherty and Wasco.

Alternate Dougherty – Highway Department: Alternate Dougherty presented the Highway Department's future projects, which for now only includes putting a roof on the sand storage. The roof will save staff time in the winter and protect the sand. This could pay for itself in a few years.

Alternate Dougherty – School Board: Alternate Dougherty stated that the School Board has no comment on capital improvements at this time. They are planning to request additional funds (\$75K) next year to complete the building of a new playground. Right now, the Board is working on bringing on board the new principal and conducting the high school evaluation which is due next year. They do not have any strategic plan to expand the school and are not ready to discuss. The only thing they see as a need is for additional storage, as have all departments. Chairman Terry pointed out that the School Board strategic plan calls for building updates and additional space. Alternate Dougherty said that the School Board is not prepared to discuss any additional plans. Chairman Terry said the challenge for the CIP is that the School Board is separate from the Town, in regards to how it is funded. The Planning Board is accountable to the Board of Selectman but has the responsibility for the Master Plan which takes in consideration all of the Town's needs. Member Bennett said we could still add projects even if there is no cost associated with the projects. Chairman Terry added that the Board might need to anticipate the need for the school and incorporate some ideas within the CIP if something needs to be done in the next 10 years. Selectman DiFruscio stated the challenge is anticipating the future school enrollment when deciding on future needs. Alternate Dougherty stated that the enrollment in the school has been somewhat consistent over the past many years.

Alternate Wasco – Ambulance Services: Alternate Wasco presented what he found out after attending the Town's Ambulance meeting this past week. He shared that the ambulance has completed 371 calls this year, which is up from the previous year. The services rendered by the two ambulances are for fires and car accidents, they are not used for river rescues. Alternate Wasco pointed out the importance of having AED devices available and to increase community involvement in learning about emergency situations. He also pointed out that there are changes to what an ambulance will be doing in the future with regards to mobile integrated care health services and this future service will need to be funded.

Alternate Wasco stated that future needs regarding facilities, storage, training space and continued education opportunities need to be implemented. He pointed out the importance of continuous education/certification for the staff so we can maintain the staff. Chairman Terry asked what the long term needs are, like a facility closer to Jackson, and if this is something the Town should consider funding. He also suggested that we might want to fund businesses to have AED devices on their property.

Alternate Dougherty asked about private ambulance services, and Alternate Wasco said that yes, there are, and recently Conway signed a deal with a private ambulance service. He claimed an

advantage of private ambulance service is they can rotate staff to ensure highly trained staff. Selectman DiFruscio commented that the idea of privatizing the ambulance had come before the Town and it was rejected. Chairman Terry challenged us to think of alternatives, like an exchange program with another community to strengthen our services and increase experience by sharing staff. Selectman DiFruscio reminded that any decision or plans need to be discussed with Bartlett since we share services. Member Bennett said we need to think about what the need in the future will be, as Chairman Terry pointed out it might need to be beyond “brick & mortar”.

Alternate Dougherty raised the concern that if we are going to fund a new fire station, what other projects will need funding and the impact on the Town. Selectman DiFruscio pointed out that the Town’s stable tax rate will be impacted, and we need to be ready for feedback. Chairman Terry said the tax rate will have to go up if the CIP recommendations are to be implemented. The Board then discussed the need for the Town to invest in its future and its effect on the tax rate. Member Bennett said we need to communicate and prepare the Town for potential increases in Town taxes and spending to fund what we are putting into the CIP to meet future Town needs.

The Board then discussed the placement of the fire station, if a new one is built, and agreed that more discussion is needed to evaluate the location for that option.

**Other Business:** No other business

Member Bennett motioned to adjourn the meeting; Alternate Wasco seconded. The motion was approved unanimously, and the meeting was adjourned at 8:25 P.M.

Next Planning Board meeting is August 10, 2023.

Respectfully submitted by David L. Campbell, Secretary