

**Town of Jackson Planning Board**  
**Minutes - January 21st, 2020 - Working Session**  
**- UNOFFICIAL UNTIL APPROVED**

**Call To Order:** Bill Terry, Chair, called the meeting to order at 8:05 P.M. Attending were Members Bill Terry, Scott Badger, Sarah Kimball, Kathleen Dougherty, Chris McAleer, David Campbell, Alternate Huntley Allan, and Selectperson's Representative Dick Bennett. Public attendees were Gary Plourde, Heather Doucette, and Richard Anderson. Hank Benesh was also present to create an audio/visual recording of the meeting.

After the public hearing on January 16th, multiple changes to the posted proposed short-term rental (STR) regulations were presented. These were the result of consultation with Counsel Peter Malia to reduce the possibility of legal challenges. The purpose of the working session was to review the proposed changes and review the entire proposal for any additional refinements before being finalized for the second public hearing on February 3rd. Based on Sarah's recommendation, Bill prepared a new document for review modifying the numbering scheme from 16.x.x to 4.4.x.x. This change reflects placement under district regulations but did not alter the inherent effects of the proposed regulations.

The first order of business was to review the effectiveness of the regulations and the language therein. Members debated whether the Conditional Use process made sense but eventually came to agree that the proposal will serve as a firm set of basic guidelines for STR operation and could, if voted in, be modified as necessary to accommodate for future developments at the state legislative level.

The language used was deemed reasonably understandable, but Dick identified some phrases which he felt required clarification or specification. After some discussion, the Board agreed to change the description of one of the affidavit requirements to specify "any window and/or door designated for emergency egress is maintained and operational" (4.4.3.6.b.ii).

Discussion followed on any additional changes necessary to reflect concerns raised by the public during the January 16th public hearing. Four changes were considered that made the regulations less restrictive. An addition was made to the maximum occupancy limit, stating that a property would be allowed to market for a maximum of "two (2) people for each bedroom listed on the town issued building permit, plus two (2) additional people" (4.4.3.6.b.v).

A change to the maximum number of rentals per dwelling unit per year in the rural residential district was increased from 25 to 30 (4.4.5). In regards to fines and penalties, the first violation of the proposed regulations changed to “may result in a warning” and the second “may result in a civil penalty” (as opposed to “will result”). Phrasing for the third violation did not change, but the period of revocation of the Conditional Use permit was lessened from one year to three (3) months (4.4.6.1). These final changes for consideration at the February 3rd public hearing are to be posted online, at the Town Offices and at the Post Office on January 22nd.

Dick motioned to adjourn, and David seconded. The motion was carried unanimously, and the meeting was adjourned at 9:25 P.M.

Respectfully submitted by Will Reisig