

Zoning Board of Adjustment Minutes
Unofficial Until Approved
April 20, 2022

Meetings and hearings began at 7:00 PM. All ZBA members were present (James Gleason, Huntley Allen, Frank Benesh, Dave Mason, Dave Matesky)

Meeting to elect officers. The following were nominated and elected

- James Gleason, Chairperson
- Frank Benesh, Vice Chairperson
- Dave Mason, Clerk

Public Hearing

2022-01 Ross-Parent Variance, 248 Green Hill Rd. (Map R12, Lot 146)

Mark & Susan Ross-Parent were present and explained their request for a variance (see application). Also present were abutters who spoke in favor of the variance. There was no testimony in opposition.

Board members asked questions and discussion followed. Board members expressed a desire to view the lot to assess its uniqueness in relation to other properties. Dave Mason made a motion to continue the hearing to May 18, 2022, at 7:00 PM. The motion was seconded by Huntley Allen. Voting was: In favor of the motion; Dave Mason, Huntley Allen, James Gleason and Dave Matesky. Opposed to the motion; Frank Benesh. The hearing was continued.

2022-02 Sulkowski Appeal from Administrative Decision, 18 Spring St. (Map R18, Lot 24)

This hearing was to appeal a violation notice issued by selectmen on January 25, 2022 for failure of the property owner to provide parking spaces for STR guests in violation of Section 4.4.3.6 of the Jackson Zoning Ordinance (see selectmen's notice of 1/26/2022).

Wanda Sulkowski was present, accompanied by her son. Also present was the person (Olejnik) whose car was the subject of the violation notice. There were also several abutters present. Abutters stated that vehicles unable to reach the Sulkowski property because of lack of plowing and / or poor road conditions and maintenance are an ongoing problem.

Olejnik, whose car was the subject of the violation notice, identified himself as a relative of the Sulkowskis. He had previously identified himself with a copy of his registration which coincided with the registration plate on the car. He explained he was visiting his father when he was unable to get to the top of Spring St. and left his car on the road. He explained he was not renting the STR and the Sulkowskis testified they had no booking for the times in question.

As the violation was issued under a section of the Jackson Zoning Ordinance which pertains specifically to short term rentals and the circumstance that generated the violation was specifically not a short term rental the board vacated the violation notice on a unanimous vote.