

**TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
April 12, 2022**

Present: Margaret Dillon, Ed Merrell, Laurel McKenzie, John Peard

Absent: Amy Meyers, Keith Dupuis, Jack Belletete

Other: Thomas Ahlborn-Hsu, Conservation Commission Rep, Kirk Stenersen

Staff: JoAnne Carr, Dir. of Planning & Economic Development, Becky Newton, Recording Secretary

CALL TO ORDER – Vice Chairman McKenzie called the public hearing to order at 6:00 pm.

MEETING MINUTES APPROVAL - none

PRELIMINARY CONCEPTUAL - none

PUBLIC HEARING

PB 22-03, Komez Hansen & Chantha Yin – 31 Peterborough St. Map 238 / Lot 262.1,
Zone: General Business (with town water)

Applicant is requesting an extension of approved site plan PB 19-01.

Presentation: Kirk Stenersen, Higher Design

PB 19-01 proposing a 4,512 sq. ft. commercial building with a restaurant and two lease units was approved in March 2019. The owners began the bid process for construction in 2019, however, there was a significant increase in construction costs by 2020 and it became too expensive to proceed. The owner is requesting a two to three-year extension on the approval. No changes to the site plan are proposed and no ordinances/codes have changed that would affect the approved site plan.

Vice Chair McKenzie closed the public hearing

On a **motion** by Peard, seconded by Merrell to extend the approval of PB 19-01 until April 12, 2025.
(3-0-1) *MD abstained*

OTHER:

- Member reappointment – Amy Meyers and Margaret Dillon through 2025
- Alternate positions are available.
- Jamie Van Dyke is moving forward with the Stoney Brook development. J Carr conducted a site visit with the engineer to check the limits of work. She hopes to include the Conservation Comm in follow-up visits. Mr. Van Dyke is proposing to access Town sewer instead of using individual septic systems which would be less of an impact to the landscape.
- New Federal money is being authorized to support rural infrastructure.

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ZONING BOARD DECISIONS

ZBA 22-03 Charles Turcotte & Laurel McKenzie - approved
ZBA 22-04 David & Nancy Belletete - approved

ADJOURNMENT

The meeting adjourned at 6:10 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Laurel McKenzie
Planning Board Vice Chair