

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Meeting Minutes**  
**April 9, 2019**

**Present:** Chairman Gordon, Members Despres, Merrell, Meyers, Sherman  
Selectmen's Representatives Weimann

**Absent:** Member McKenzie

**Staff:** JoAnne Carr, Director of Planning and Economic Development

**PRELIMINARY CONCEPTUAL** - No Action

**CALL TO ORDER** - Chairman Gordon called the public hearing to order at 6:00 pm.

**MEETING MINUTES APPROVAL**

On a motion by Weimann seconded by Despres the minutes of the **March 13, 2019** meeting were approved as submitted (6-0-0)

**PUBLIC HEARING – ACCEPTANCE**

1. PB 19-07 – Quinlan, Trustee & Genter, Owner, 69 & 71 Bryant Rd, Jed Paquin, Agent  
Map 229 / Lots 30 & 31, Zone: Rural (without town water)

Technical Subdivision – The applicant proposes a lot line adjustment

On a **motion** by Weimann, seconded by Sherman to waive the request for full boundary survey of the perimeter of Map 229 Lot 30. (6-0-0)

On a **motion** by Weimann, seconded by Merrell to accept the application as complete (6-0-0)

2. PB 19-06, Keith Dupuis/DPD Properties LLC, Owner, 6 Maria Dr., Kirk Stenersen, Agent  
Map 255 / Lots 8.4, Zone: Industrial (with town water)

Site Plan – The applicant proposes a 10,500 sq. ft. 5-unit commercial building with associated parking and drives.

On a **motion** by Merrell seconded by Weimann to accept the application as complete (6-0-0)

3. PB 19-04, Peard Properties LLC, 51 Fitzgerald Dr. & Silver Ranch, Inc., 184 Turnpike Rd.  
Jed Paquin, Agent  
Map 244 / Lots 9 & 5, Zone: Industrial (with town water & sewer)

Technical Subdivision – The applicant proposes a lot line adjustment

On a **motion** by Merrell, seconded by Weimann to waive a full boundary survey of Map 244 Lot 5 (6-0-0)

On a **motion** by Gordon, seconded by Merrell to waive the reading of the abutters (6-0-0)

On a **motion** by Merrell seconded by Weimann to accept the application as complete (6-0-0)

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4. PB 19-05, Peard Properties LLC, 51 Fitzgerald Dr., Jed Paquin, Agent  
Map 244 / Lots 9, Zone: Industrial (with town water & sewer)

Site Plan – The applicant proposes a new 7,500 sq. ft. metal frame building for cold storage

On a **motion** by Sherman, seconded by Despres to accept the application as complete subject to waiver requests (6-0-0)

**PUBLIC HEARING – NEW**

1. PB 19-07 – Quinlan, Trustee & Genter, Owner, 69 & 71 Bryant Rd, Jed Paquin, Agent  
Map 229 / Lots 30 & 31, Zone: Rural (without town water)

Technical Subdivision – The applicant proposes a lot line adjustment

Presentation: Jed Paquin, Paquin Land Surveying

This lot line adjustment would transfer approximately one acre of land from Quinlan to Genter. There is an existing drive that serves the Genter parcel which has been shared with the Quinlans since 1908. The intent is for a portion of the easement to go away enabling the Genter to have as much of the driveway as possible on their own land. After the adjustment there will still be a small shared portion of the driveway. Both lots conform to area and frontage requirement.

Louise Watson, abutter – will any buildings be built. Mr. Paquin responded no.

Sally Keller, abutter – what is acreage of lot 31 and what is the acreage needed for a buildable lot. Mr. Paquin responded lot 31 would be nine acres after the lot line adjustment. The minimum lot size to build is three acres.

**There being no further questions Chairman Gordon closed the public hearing.**

2. PB 19-06, Keith Dupuis/DPD Properties LLC, Owner, 6 Maria Dr., Kirk Stenersen, Agent  
Map 255 / Lots 8.4, Zone: Industrial (with town water)

Site Plan – The applicant proposes a 10,500 sq. ft. 5-unit commercial building with associated parking and drives.

Presentation: Kirk Stenersen, Higher Design, PLLC

Mr. Stenersen presented the site plan for 6 Maria Dr. which is in the Stonebridge Industrial park. The 2.62-acre parcel has frontage on both Old Sharon Rd. (not accessible) and Maria Dr. The proposed building is a 10,500-commercial building with five tenant spaces each 21,000 sq. ft. with office space in the front and warehouse space in back. Some units will have loading docks. The plan is to lease to contractors, electricians, plumbers, etc. who need office/warehouse space. The proposal includes 28 parking spaces with two handicap spaces. The 14 spaces nearest Maria Dr. may not be constructed at this time but are designed in the event that future parking is required. Access is provided around the entire building. The building is proposed to be connected to town water. The septic system has been designed based on six employees/unit.

Stormwater runoff from the building and parking lot is directed via open drainage and open swales to an infiltration/detention basin. Peak Rate rate of runoff is less than the pre-development flows.

DPW requests that the landscaping fall outside of the ROW, and anything close to the road be low-growing. Exterior lighting will be downcast and conform to ToJ specifications. The exterior design of the building is pre-finished metal walls with stone columns.

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Chairman Gordon - is the intent to build it right away. Mr. Stenersen responded yes.

**There being no further questions Chairman Gordon closed the public hearing.**

3. PB 19-04, Peard Properties LLC, 51 Fitzgerald Dr. & Silver Ranch, Inc., 184 Turnpike Rd.  
Jed Paquin, Agent  
Map 244 / Lots 9 & 5, Zone: Industrial (with town water & sewer)

Technical Subdivision – The applicant proposes a lot line adjustment

Presentation – Jed Paquin, Paquin Land Surveying

The owners are proposing a lot line adjustment which would enable the owners to meet setback requirements to build a 7,500 sq. ft. cold storage building. The construction of this building would allow the owners to clean up this property by bringing the cars and car parts, etc., which are currently outside, into the building for storage out of sight.

The small parcel they wish to purchase from Silver Ranch falls within the rural district, however the proposed building will be constructed entirely within the industrial zone.

**There being no further questions Chairman Gordon closed the public hearing.**

4. PB 19-05, Peard Properties LLC, 51 Fitzgerald Dr., Jed Paquin, Agent  
Map 244 / Lots 9, Zone: Industrial (with town water & sewer)

Site Plan – The applicant proposes a new 7,500 sq. ft. metal frame building for cold storage

Presentation – Jed Paquin, Paquin Land Surveying

The construction of this building would allow the owners to clean up this property by bringing the cars and car parts, etc. which are currently outside, into the building for storage out of sight. The proposal is for an unheated building on a concrete slab with no water or sewer, only electricity. There are two proposed garage bays on either side of the building to allow owners to drive straight through. There will be no storage of hazardous materials on site. They do not feel it's necessary to add fire suppression to the building.

Mr. Paquin noted that the original site plan for this lot was approved in 1981. In addition, the edge of the wetland is not shown on the plan as it is more than 75' from the project.

Mr. Paquin does not feel that a comprehensive stormwater plan is necessary as the ground is compacted gravel that is essentially impervious, so the net runoff will be negligible post construction.

Chairman Gordon is there any additional grading on the site. Mr. Paquin grading is negligible. Chairman Gordon is it a hardship to treat the new impervious surface. Mr. Paquin it is minimal. Member Sherman where does the water go now. Mr. Paquin it flows onto the MDS lot.

John Peard noted because the parcel falls within the wellhead protection area for the Town's drinking water wells, Tighe & Bond conducts an inspection every three years. This inspection was completed in 2018 everything was found in order. Planner Carr noted that DPW appears to be satisfied with the submission pending no new discharges to groundwater.

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Planner Carr asked for clarification, this building has a cement floor with no floor drains. Mr. Paquin responded yes.

**There being no further questions Chairman Gordon closed the public hearing.**

Chairman Gordon expressed concerned about approving the application without a storm water management plan. Planner Carr directed the Board to the Jaffrey Land Use Code, she notes that the amount of impervious surface area is less than 10,000 sq. ft. She suggests that if any additional expansion is done on the site the PB could require a stormwater management plan be submitted for the entire site at that time. Member Sherman feels this project would be a benefit to groundwater as the trucks will be moved inside.

**DECISIONS**

- 1. PB 19-07 – Quinlan, Trustee & Genter, Owner, 69 & 71 Bryant Rd, Jed Paquin, Agent  
Map 229 / Lots 30 & 31, Zone: Rural (without town water)**

Technical Subdivision – The applicant proposes a lot line adjustment

On a **motion** by Meyers, seconded by Merrell to approve the request for a technical subdivision. (6-0-0)

- 2. PB 19-06, Keith Dupuis/DPD Properties LLC, Owner, 6 Maria Dr., Kirk Stenersen, Agent  
Map 255 / Lots 8.4, Zone: Industrial (with town water)**

Site Plan – The applicant proposes a 10,500 sq. ft. 5-unit commercial building with associated parking and drives.

On a **motion** by Sherman, seconded by Despres to approve the construction of a 10,500 sq. ft. 5-unit commercial building with associated parking and drives. (6-0-0)

- 3. PB 19-04, Peard Properties LLC, 51 Fitzgerald Dr. & Silver Ranch, Inc., 184 Turnpike Rd.  
Jed Paquin, Agent  
Map 244 / Lots 9 & 5, Zone: Industrial (with town water & sewer)**

Technical Subdivision – The applicant proposes a lot line adjustment

On a **motion** by Weimann, seconded by Sherman to approve the request for a technical subdivision. (5-0-1)

- 4. PB 19-05, Peard Properties LLC, 51 Fitzgerald Dr., Jed Paquin, Agent  
Map 244 / Lots 9, Zone: Industrial (with town water & sewer)**

Site Plan – The applicant proposes a new 7,500 sq. ft. metal frame building for cold storage

On a **motion** by Sherman, seconded by Weimann to approve the application for a new 7,500 sq. ft. metal frame building for cold storage subject to the following condition. Waiver requests for soils data and a comprehensive stormwater management plan were granted subject to meeting the condition of approval. (6-0-0)

Condition Subsequent:

Any additional expansion triggering site plan review would require a stormwater management plan be submitted for the entire site.

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**OTHER BUSINESS**

Members / Election of Officers

Chair – Tim Gordon will remain as acting chair for the time being but wishes to step down.

Vice Chair – Amy Meyers

Secretary – Ed Merrell

Historic District Commission needs a PB rep. to replace Matt Devlin.

Keith Dupuis has expressed interest in joining the Planning Board. He will be voted in at the April 22 Select Board meeting.

Tax Incentives - Robert Sherman – JoAnne Carr met with the Board of Selectmen regarding, Chapter 79e, which would grant a period of tax relief for the investment value for properties not currently generating tax revenue such as St. Patrick School and adopting an economic revitalization zone to enable business investors can receive tax relief from the State.

Select Board - Jim Weimann announced that he is stepping down as a Select Board member. Jack Belletete will replace him on the Select Board and Jack will assume the role of Select Board rep. on the PB.

**Decisions - Zoning Board of Adjustment**

1. ZBA 19-02, Jeffrey Krouk Revocable Trust, Owner Aspen Environmental Consultants, Agent 481 Thorndike Pond Rd. Map 234 / Lots 16, Zone: Rural (without town water)

**Variance #1** – The applicant requests a Variance to permit a minor expansion of an existing non-conforming cottage (Land Use Code, Zoning Ordinance Section XX, 5.2(a).

On a **motion** by Webber, seconded by Cournoyer to approve a minor expansion of an existing non-conforming cottage (5-0-0)

**Variance #2** – The applicant requests a Variance to permit a replacement of an existing non-conforming holding tank in approximately the same location (Land Use Code, Zoning Ordinance Section XX, 5.2(a).

On a **motion** by Tieger, seconded by Cournoyer to approve the replacement of an existing non-conforming holding tank in approximately the same location (5-0-0)

**Special Exception #1 (~~WITHDRAWN~~)** ~~The applicant requests a Special Exception to construct a perched beach with seasonal wooden steps and a walkway for access to the beach (Land Use Code, Zoning Ordinance Section XX, 6.1 & 6.2.~~

**Special Exception #2** – The applicant requests a Special Exception for water and electric lines installed near the edge of the drive to serve the existing cottage (Land Use Code, Zoning Ordinance Section XX, 6.1.

On a **motion** by Cournoyer, seconded by Webber to approve the installation of water and electric lines near the edge of the drive to serve the existing cottage (5-0-0)

**Special Exception #3** – The applicant requests a Special Exception to construct a walkway to an existing cottage (Land Use Code, Zoning Ordinance Section XX, 6.1.

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On a **motion** by Cournoyer, seconded by Tieger to approve construction of a walkway to an existing cottage (5-0-0)

**Special Exception #4** – The applicant requests a Special Exception to construct a turn-around/parking area at the end of the existing drive for access to the cottage (Land Use Code, Zoning Ordinance Section XX, 6.1.

On a **motion** by Webber, seconded by Cournoyer to approve construction of a turn-around/parking area at the end of the existing drive for access to the cottage (5-0-0)

**Special Exception #5 – (REVISED)** The applicant requests a Special Exception to install a concrete anchoring pad for ONE seasonal dock (Land Use Code, Zoning Ordinance Section XX, 6.2.

On a **motion** by Cournoyer, seconded by Tieger to approve installation of one concrete anchoring pad for a seasonal dock (4-1-0)

**Special Exception #6 – (REVISED)** The applicant requests a Special Exception to allow the placement of ONE 10 x 12 storage shed to store recreation equipment (Land Use Code, Zoning Ordinance Section XIX 4.2(b) & Section XX, 6.2

On a **motion** by Tieger, seconded by Cournoyer to approve construction of one, 10 x 12 storage shed which shall be painted or stained so as not to be visually obtrusive (5-0-0)

**ADJOURNMENT**

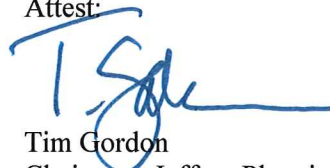
The meeting adjourned at 7:30 pm

Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Tim Gordon  
Chairman, Jaffrey Planning Board