

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
August 9, 2022

Present: Chairman Amy Meyers, Margaret Dillon, Laurel McKenzie, Ed Merrell, John Peard, Keith Dupuis, Jack Belletete, Peter Maki (alt), John Brouder (alt), Gary Arceci (alt)

Other: Nathan Flowers, Kirk Stenersen, Lee Sawyer, Thomas Hsu, Conservation Commission

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

CALL TO ORDER – Chairman Meyers called the public hearing to order at 5:59 pm.

MEETING MINUTES APPROVAL

On a **motion** by McKenzie seconded by Merrell the minutes for May 10, 2022 were approved as submitted.
(6-0-1) *JB abstained*

On a **motion** by Dupuis seconded by Peard the minutes for July 12, 2022 were approved as submitted.
(3-0-4) *MD, LM, AM, EM abstained*

PUBLIC HEARING CONTINUED

PB 22-05, MilliporeSigma, Owner – 11 Prescott Rd, Map 256 Lot 1.1
Zone: Industrial (with town water)

Amended Site Plan – the applicant proposes to amend an existing site plan for reconstruction of the western parking lot.

Lauren Swett, Engineer for Woodard & Curran has requested an extension in order to respond to the peer review questions for this project. This hearing was continued to Wednesday, September 14, 2022.

PUBLIC HEARING ACCEPTANCE

PB 22-06, North Pine, LLC, Owner, Kirk Stenersen, Agent
67 Plantation Dr, Map 243 Lot 25 Zone: Industrial

Site Plan – the applicant proposes to construct 16,600 SF of storage units within five different buildings with associated access ways and drives.

J Carr noted that the plans have been revised to address the discharge to the wetlands conservation district.

On a **motion** by Merrell, seconded by Dillon the application was accepted as sufficiently complete. (7-0-0)

PUBLIC HEARING – NEW

PB 22-06, North Pine, LLC, Owner, Kirk Stenersen, Agent
67 Plantation Dr, Map 243 Lot 25 Zone: Industrial

Site Plan – the applicant proposes to construct 16,600 SF of storage units within five different buildings with associated access ways and drives.

Presentation – Kirk Stenersen, Higher Design

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The application being submitted is for a development of 16,600 SF of storage units within five buildings. The parcel is 3.19 acres on Plantation Drive across from Teleflex. This site is located in the Industrial District and falls within the wellhead protection area.

Building #1 – 3,000 SF

Building #2 – 900 SF

Building #3 – 2,100 SF

Building #4 – 8,500 SF – open front storage for parking RVs, trailers etc.

Building #5 – 2,100 SF

There will be no office or parking spaces on site. There is at least 30 feet between buildings to allow cars to travel in both directions. This distance will also accommodate tractor trailers and fire apparatus. No connections to town water and sewer are proposed. An AOT is not required.

Exterior buildings 1-4 will have shed roofs directing drainage to the back of the buildings. The soil on the site is ideal for infiltration and treatment. The site will include infiltration trenches and two infiltration detention basins. The drainage calculations show a reduction in runoff of 50% or more in post-development conditions for each of the design storm events. J Carr noted the project is located within the wellhead protection and area. A staff review was conducted with particular attention to the stormwater plans and staff was satisfied that there was enough distance and good infiltration between this project and the Turnpike Road well. The original site plan showed drainage detention basin #1 discharging within the 75 feet of the wetland setback. This has been corrected.

There will be no storage of hazardous materials on site, this condition will be written into the rental agreements. All exterior lighting will be downcast with lighting on the front of the buildings only. Construction will be pre-cast metal wall panel units.

A waiver is being requested from the dimensional table to reduce the front setback from 100 feet to 50 feet as there is a limited building envelope due to the topography of the site.

E Merrell asked what is the security on site? Mr. Stenersen responding there is no security proposed at this time.

A letter was submitted by the Fire Chief outlining his requirements. Mr. Stenersen stated that all of those requests would be addressed at the time of the building permit application.

J Peard asked is this strictly indoor storage, and is there a plan for a fence? Mr. Stenersen responded that this is indoor storage only and there are no plans for a fence.

L McKenzie asked for clarification on landscaping. Mr. Stenersen responded that the disturbed areas will be loamed and seeded. All areas will be mowed regularly and maintained.

Chairman Meyers closed the public hearing.

On a **motion** by McKenzie, seconded by Belletete the request for a waiver to reduce the front setback from 100 feet to 50 feet was approved. (7-0-0)

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DECISION:

PB 22-06, North Pine, LLC, Owner, Kirk Stenersen, Agent
67 Plantation Dr, Map 243 Lot 25 Zone: Industrial

Site Plan – the applicant proposes to construct 16,600 SF of storage units within five different buildings with associated access ways and drives.

On a **motion** by McKenzie, seconded by Dillon the application proposing construction of 16,600 SF of storage units within five different buildings with associated access ways and drives was approved as presented and per testimony given and plan submitted, subject to the following conditions. (7-0-0)

Conditions subsequent:

1. Stormwater maintenance plan shall be available for onsite maintenance contractors.
2. All storage is internal or under cover.

Plans include “North Pine Self-Storage” Site Plan, Tax Map 243 Lot 25, North Pine, LLC, Plantation Drive, Jaffrey, New Hampshire, dated June 20, 2022 stamped by Kirk I. Stenersen, P.E. and Carl J. Hagstrom CWS. Also submitted is an Existing Conditions Plat dated March 11, 2022 stamped by Carl J. Hagstrom CWS and Richard P. Drew LLS. A Stormwater Management Plan and Drainage Computations dated June 20, 2022 stamped by Kirk L. Stenersen accompanies the plan set.

OTHER

Master Plan chapters will be available at the September meeting for review.

A letter from the Select Board was shared with the Board outlining the formalization of the appointment process of alternates to the PB and ZBA.

In response to a request for clarification of this policy on land use board appointments, Jo Anne clarified that the Select Board has the authority and responsibility to ensure a full board membership in order to meet that board’s statutory requirements. Jon shared a draft of the policy which she provided comment on; the Select Board subsequently adopted Monday August 8. Jo Anne took the opportunity to remind the board that we are required to meet at least once per month and when a Public Hearing is scheduled there is a statutory obligation to conduct that hearing. In the absence of a quorum of the Planning Board for June and July, the Select Board acted on their authority to appoint alternate members.

ZONING BOARD DECISIONS

ZBA 22-17 – Rosemary Poole, Special Exception, approved
ZBA 22-18 – Sallie Austermann, Variance, denied

ADJOURNMENT

The meeting adjourned at 6:29 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair