

**TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
December 10, 2019**

Present: Chairman Gordon, Members Despres, McKenzie, Merrell, Meyers, Sherman, Selectmen's Representative Belletete

Staff: JoAnne Carr, Director of Planning and Economic Development

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

PRELIMINARY CONCEPTUAL

Carl Foley – 4 lot subdivision 58 Proctor Road, Tax Map Parcel 237-52, 17 acres, no Town water

Chris Guida – Fieldstone Land Consultants presented the 4-lot subdivision plan for 58 Proctor Rd. The lot consists of 17 acres mainly open field with an existing farmhouse. The proposal is to divide the parcel into four building lots, three new building lots and one with the existing house. Two of the lots would have a common driveway in order to access the back lot. Carolyn Garretson, Chair of the Conservation Commission suggests that an open space development is preferable for that parcel. Ms. Carr offered that the proponent should meet with staff prior to submitting a detailed proposal.

MEETING MINUTES APPROVAL

On a motion by Merrell, seconded by Meyers the minutes of November 12, 2019 were approved as presented. (5-0-2)

PUBLIC HEARING – No action

PUBLIC HEARING – CONTINUED - Chairman Gordon reopened the Public Hearing

1. PB 19-13, Hillson Contractors, Inc., Owner, Fieldstone Land Consultants, Agent
52 Fitzgerald Dr., Map 244 / Lot 30 Zone: Industrial (with town water & sewer)

Site Plan – Amended site plan to construct two 6,600 SF self-storage facilities with associated paving and drainage improvements.

Presentation – Nathan Chamberlain, Fieldstone Land Consultants

Fieldstone has addressed all comments in the peer review letter. Ms. Carr noted that backup calculations as per peer review requirement should be submitted to demonstrate the proposed system meets the ToJ Land Use Code.

Member McKenzie asked if stamped calculations were on file. Ms. Carr responded yes. Because both parcels in question are owned by the same entity, a note has been added to the plan stating if the abutting parcel to the rear is sold, an easement should be recorded regarding runoff.

Chairman Gordon closed public hearing

2. PB19-19, Jaffrey-Rindge COOP School District - 37 Stratton Rd., Map 239 Lot 112,
Zone: Res B (with town water & sewer)

Site plan – The applicant proposes construction of a facilities garage for Conant High School

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Students Matt Simmons, Kevin Simmons & Michael Roberge presented a scale model of the proposed garage.

Member MacKenzie asked about the landscaping plan and noted the overgrown vegetation in that area.

Chairman Gordon closed public hearing

On a **motion** by McKenzie, seconded by Meyers to give Planning Board support of the project as it moves forward. (7-0-0)

PUBLIC HEARING – DECISIONS

1. PB 19-13, Hillson Contractors, Inc., Owner, Fieldstone Land Consultants, Agent
52 Fitzgerald Dr., Map 244 / Lot 30 Zone: Industrial (with town water & sewer)

Site Plan – Amended site plan to construct two 6,600 SF self-storage facilities with associated paving and drainage improvements.

On a **motion** by Merrell, seconded by Meyers to approve the application to construct two 6,600 SF self-storage facilities with associated paving and drainage improvements as presented per testimony given, subject to the following conditions:

Condition Precedent:

- All comments in the December 9, 2019 peer review letter from CEI should be addressed to the satisfaction of the reviewer prior to the plans being signed.

Condition Subsequent:

- Subject to a compliance hearing one year from the date of plans being signed.

OTHER BUSINESS

Chris Guida – Fieldstone Land Consultants, building permit Annett Road (Class VI)

Mr. Guida – Annett Rd., a Class VI road is currently being used as a driveway to access an existing log home. They are asking to use the existing roadway with minor modifications in order to access a second proposed single-family home.

Mr. Guida has spoken with Randy Heglin who is concerned with the 30” culvert. The culvert is an equalizer between the two water bodies. The Conservation Committee only asks that they meet current Road Standards. Ms. Carr notes it is likely that this will need a State Wetlands permit.

Owners would sign a Waiver of Municipal Liability, with the understanding they would not receive Town services including fire, ambulance and DPW. The waiver is recorded at the registry and is assigned to the deed.

Mr. Guida is asking the Board to review the following Road Standards:

(B) 1 - Road clear cut for a minimum of 25 ft. and remove all stumps. Currently the travel width is 16 ft. would prefer not to remove stumps as it would pull out the root structures and could lead to erosion.

2 - Travel width min of 16 ft. is OK

3 - Topsoil to be removed is not applicable

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Ms. Carr suggested the Planning Board defer to DPW to make the recommendation on the road. Owner should be aware that any additional improvements/maintenance would need to go through Select board.

Member Belletete notes the property borders Rindge and Annette State Park it would be unlikely to have additional development in that area.

The Board suggested Mr Guida obtain relevant department comments in writing before coming back to the board for a recommendation.

CIP – Jon Frederick - Town Manager Jon Frederick submitted the CIP for review.

The CIP presented in December 2018 called for \$1.880M in property tax investment while the actual amount budgeted and presented at the Town Meeting was \$1.528M. The current CIP submitted to the Planning Board calls for \$1.899M to be raised by taxes in 2020.

Under consideration were the two options for municipal facilities:

- Option A – build a combined Town Office / Police Station
- Option B – repairs to current municipal facilities - this cost is higher due to repair costs for the Town office and PD buildings.

On a **motion** by MacKenzie, seconded by Sherman accept the strategic CIP with Option B. (4-3-0)

Zoning – Jo Anne Carr – A public workshop will be held on Dec. 17th at 6:00 pm.

ZONING BOARD DECISIONS

ZBA 19-13, Susan & Greg Hunt - approved

ADJOURNMENT

The meeting adjourned at 7:27 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board