

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
January 11, 2022

Present: Amy Meyers, Keith Dupuis, Laurel McKenzie, Ed Merrell, John Peard, Jack Belletete

Absent: Margaret Dillon

Other: Len Short, Doni Ash, Thomas Ahlborne-Hsu, Don MacIsaac, John Raleigh, Richard and Heather Ames, Sam Ingram, Meridian Land Services

Staff: JoAnne Carr, Director of Planning and Economic Development, Becky Newton, Recording Secretary

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

MEETING MINUTES APPROVAL

On a **motion** by McKenzie, seconded by Dupuis, the minutes of December 14, 2021 were approved as presented. (6-0-0)

PRELIMINARY CONCEPTUAL - none

PUBLIC HEARING

Amend Subdivision Regulations: Section VII, Completed Application. (B)(8)

The proposed changes have been reviewed. No comments from the Board or public.

On a **motion** by McKenzie, seconded by Merrell to adopt the proposed changes to the Subdivision Regulations. (6-0-0)

ACCEPTANCE

1. PB 22-01, Bride's Farm Trust & Dublin Rd Realty LLC, Owners
Meridian Land Services, Inc, Agent
90 Dublin Rd & Dublin Rd, Map 229 Lots 12, 13.2, 13.4 & 13.5, Zone: Rural & Mountain Zone, without Town water

Minor Subdivision & Lot Line Adjustment – The applicant proposes a lot line adjustment between the lands of Map 229 Lots 12, 13.2, 13.4 & 13.5 and a minor subdivision of Map 229 Lot 13.2.

J Carr stated the application was reviewed by staff and determined to be complete. She noted that in order to complete the lot line adjustment, deeds must be transferred and the mylar recorded.

On a **motion** by McKenzie, seconded by Peard to accept the application as sufficiently complete. (6-0-0)

PUBLIC HEARING

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Minor Subdivision & Lot Line Adjustment – The applicant proposes a lot line adjustment between the lands of Map 229 Lots 12, 13.2, 13.4 & 13.5 and a minor subdivision of Map 229 Lot 13.2.

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Presentation: Len Short

The purpose of these lot line adjustments is to try to straighten out problems left behind by the previous developer. There are two areas impacted by these adjustments, the lower section near Dublin Road and the upper section near Mr. Short's home.

Changes to the lower section:

A portion of the parking lot across from the Dublin Tap Room (Parcel B) would be transferred to Mr. Ash so that Mr. Ash would own the entire parking lot. In addition, Mr. Short would transfer land near the 18th hole (Parcel C) to Mr. Ash and give him deeded access from the parking lot to the 18th hole. Finally, a small strip of land along Stony Brook Rd (Parcel A) would be transferred to Mr. Ash.

There is a large area of land that located across the street from the Annex building that is an eyesore. Mr. Short would like to restore this area by leveling it out, fixing the drainage and creating a pasture. Access to the 10th hole would be rerouted.

Changes to the upper section:

There is a small strip of land that divides lots 229/13.4 and 229/12 (Parcel D) this land would be transferred to Mr. Short so that his parcels are contiguous and lot 229/13.2 would be divided into two separate lots. A permanent easement would be issued to Mr. Ash along the fire road in this area. Parcels E & F contain stone walls that Mr. Short is in the process of rebuilding. This land area would be transferred to Mr. Short. In addition, Mr. Ash would be granted an easement to the irrigation system located on 229/12.

Don McIsaac, abutter, asked for clarification of the proposed changes near Stoney Brook Rd.

John Raleigh, abutter, asked would these changes allow construction of additional homes on the lots? Mr. Short responded that is not his intention, he purchased this lot to prevent development. J Carr noted that this change does result in a subdivision of lot 229/13.2. Currently, the golf course receives tax benefits which would no longer apply if the use was changed to residential. Mr. Ash stated that he had no plans to develop the land.

Don MacIsaac, do these changes create interior lots? Sam Ingram responded no, all lots have frontage.

L McKenzie asked will the pins be set once approved? Mr. Ingram responded yes.

DECISION

1. PB 22-01, Bride's Farm Trust & Dublin Rd Realty LLC, Owners
Meridian Land Services, Inc, Agent
90 Dublin Rd & Dublin Rd, Map 229 Lots 12, 13.2, 13.4 & 13.5, Zone: Rural & Mountain Zone, without
Town water

Minor Subdivision & Lot Line Adjustment – The applicant proposes a lot line adjustment between the lands of Map 229 Lots 12, 13.2, 13.4 & 13.5 and a minor subdivision of Map 229 Lot 13.2.

On a **motion** by Dupuis, seconded by Merrell to approve the application for lot line adjustments between the lands of Map 229 Lots 12, 13.2, 13.4 & 13.5 and a minor subdivision of Map 229 Lot 13.2 as presented per testimony given and plan submitted. (6-0-0)

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Plans include: "Lot Line Adjustment and Subdivision Plan, Lands of Bride's Farm Trust & Leonard V. Short tax Map 229 Lots 12, 13.4 & 13.5 and Land of Dublin Road Realty Trust, Jaffrey, NH Tax Map 229 Lot 13.2 & 13.2.1." Dated December 13, 2021 and revised December 28, 2021.

OTHER BUSINESS - none

ZONING BOARD DECISIONS

No January meeting

ADJOURNMENT

The meeting adjourned at 6:27 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair