

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
January 14, 2020

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

August Waters – St. Patrick School

Mr. Waters is before the Board to present an idea for the revitalization of the St. Patrick School property. He feels there is a lack of an interactive opportunities for the children of Jaffrey. His plans include the renovation of the school building creating a new recreational center that could include:

- Arcade
- Comic Book Store / Hobby Shop
- Gymnasium
- Artist Space
- Cafeteria Meals

His idea for renovating of the Rectory building include a day care center on the main level and apartments on the second floor. In addition, he would consider using the back acreage as a nature reserve/hiking trail.

Member McKenzie suggested a better use for the back acreage would be workforce housing.

The Board welcomed Mr. Waters to return when he had more concrete plans.

MEETING MINUTES APPROVAL

On a **motion** by Sherman, seconded by McKenzie the minutes of December 10, 2019 were approved as presented. (7-0-0)

PUBLIC HEARING – ACCEPTANCE

PB 20-01, Jaffrey-Rindge Veterinary Hospital – Glen Chip Grier, Owner
Andre Aho, Agent - 109 River St., Map 239 / Lot 264 Zone: General Business, w/ town water

Site Plan – the applicant proposes construction of a 1,260 SF expansion.

On a **motion** by McKenzie, seconded by Gordon to accept the application as sufficiently complete and approve the waiver request for a full boundary survey. (7-0-0)

PUBLIC HEARING – NEW

PB 20-01, Jaffrey-Rindge Veterinary Hospital – Glen Chip Grier, Owner
Andre Aho, Agent - 109 River St., Map 239 / Lot 264 Zone: General Business, w/ town water

Site Plan – the applicant proposes construction of a 1,260 SF expansion.

Presentation – Paul LaRoche, ATA Construction

Appearance – Sharon Monahan, Wetland Scientist & Septic Designer

The proposal is for a 1,260 SF addition to the veterinary hospital in order to update the facility by making room for new equipment and make it ADA compliant. The addition will be located at the front of the main

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building, facing River Street. The existing building, located within the 75' wetland setback, is surrounded by wetlands on three sides with the leach field in the back. A variance has been approved for construction within the wetland setback. Sharon Monahan added the expansion was designed for the front of the building as it would be the least non-conforming location on the site.

Member McKenzie asked about proposed drainage. Mr. LaRoche replied the roof runoff will be collected and infiltrated around the building. The water table is relatively high, if necessary, it would be piped out beyond the parking lot.

Charlie Koch asked about the impact on septic system. Ms. Monahan stated the system was designed for a 3-bedroom house, a veterinary clinic/commercial usage is a lower volume than a house. The water usage will not increase from current levels. If the system were to fail the owner would be required to locate the new system in the best possible location, which may be under the parking lot.

No abutters spoke for or against.

Chairman Gordon closed public hearing

PUBLIC HEARING – DECISIONS

PB 20-01, Jaffrey-Rindge Veterinary Hospital – Glen Chip Grier, Owner
Andre Aho, Agent - 109 River St., Map 239 / Lot 264 Zone: General Business, w/ town water

Site Plan – the applicant proposes construction of a 1,260 SF expansion.

On a **motion** by McKenzie, seconded by Meyers to approve the application for construction of a 1,260 SF expansion as presented per testimony given. (7-0-0)

OTHER BUSINESS

Zoning – Jo Anne Carr presented a draft of zoning changes. No major changes are being proposed at this time, just basic housekeeping changes. The effect of the proposed amendments will be to: clarify the permissivity of the ordinance, add to the definitions where referenced elsewhere in the code, remove all references to Village Plan Alternative, move the description of the Mountain Zone to the Guide to the Zoning Districts (narrative description only), clarify expiration of variances and special exceptions, and provide for the appointment of alternates to the Zoning Board of Adjustment and Planning Board.

On a **motion** from McKenzie, seconded by Sherman to take the amendments to the zoning ordinance dated Jan 14, 2020 to public hearing on Monday, February 3, 2020 at 6:00 pm. (7-0-0)

On a **motion** from Sherman, seconded by Merrell to bring the amendments to zoning ordinance, section X, 10.4 to appoint alternates to the Zoning Board of Adjustment to public hearing on Monday, February 3, 2020 at 6:00 pm. Also, to bring an amendment to the Land Use Code Regulation Appendix B to appoint alternates to the Planning Board. (7-0-0)

Board Vacancy - Chairman Gordon's term on the Board ends March 2020, he will not renew his seat.

ZONING BOARD DECISIONS

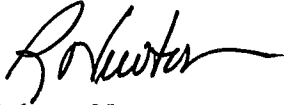
ZBA 20-01, Jaffrey-Rindge Veterinary Hospital – variance approved.

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ADJOURNMENT

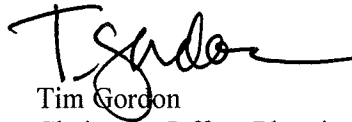
The meeting adjourned at 7:03 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board