

TOWN OF JAFFREY, NH
PLANNING BOARD PUBLIC HEARING
Meeting Minutes
January 15, 2019

Present: Chairman Gordon, Members, Despres, Farmer, McKenzie, Merrell, Sherman, Selectmen's Representative Weimann

Staff: JoAnne Carr, Director of Planning and Economic Development

CALL TO ORDER - Chairman Gordon called the public hearing to order at 6:02 pm.

PUBLIC HEARING – NEW

Amendment to Land Use Code Presentation – Jo Anne Carr

Public Hearing Notice was published in the Monadnock Ledger-Transcript on Thurs, Jan. 3, 2019. Notice was also distributed to abutting towns in the Mountain Zone and the SPNHF. Planner Carr briefly reviewed the proposed zoning changes under consideration. *See attached for the complete description.*

Carolyn Garretson, resident – the Conservation Committee has not been contacted about the proposed zoning changes. The CC would like to work together with the Board on the possible changes.

Cassius Webb, resident – feels these are radical changes not just a tweaking of regulations. The creation of the Mountain Zone was intended to discourage development. Development and hospitality should be done in town.

George Iselin, Marlborough resident - the MZ allows wildlife corridors and wetlands and limits the number of residents living in the zone. It's important that all four towns respect the MZ. Marlborough does not allow large-scale development.

Nan Beiter, resident – why would the hospitality concentration be in the MZ and not in downtown. Chairman Gordon responded it would be more desirable, from a hospitality perspective, to stay near the mountain. There are many larger homes in the MZ that could be looking for alternative uses in the future. Mrs. Beiter added the mountain is beautiful as is. If it were to be over-developed it would be less appealing. Member McKenzie clarified that it was not the intent of the PB to allow large-scale developments or resorts in the MZ. The intent was to allow larger homes currently in the MZ to be used as a 3-family without changing the look of the property. Mrs. Beiter doesn't feel the language accomplishes that goal and that the Board may be allowing more than they intended to. Suggests meeting with CC to preserve the character of the zone.

Donna Ouellette, downtown resident. We should be proud of Mt. Monadnock and the surrounding rural areas. She would hate to ruin its rural character. Development should be done downtown.

Bill Jack, resident – the MZ was passed as a cooperative venture with the other towns, it seems like a critical flaw to not include the other towns. Weak zoning in one town could affect the other towns. Planner Carr clarified that the other towns were notified, and feedback requested. Ms. Carr has looked at the zoning restrictions in the other towns and they are comparable to what is being proposed. Dublin allows small business by special exception, Marlborough has Rte. 124 going through the heart of the MZ.

Janet Grant, resident – her family has owned property since 1921, she would be upset to see her property used for commercial use after she is deceased. Monadnock Conservancy and Forest Society have worked hard to protect the MZ, we should work with them. Need to make sure the area does not turn into a commercial area like Okemo or Killington.

Julie Perron, Peterborough resident – a zoning amendment failed in Peterborough because the language wasn't specific enough. Tighten up the language.

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Member Sherman – noted green areas are conservation land, it appears that most of the land in the MZ is in conservation. Planner Carr responded yes. The land in conservation is held by non-profit organizations, some are easements, some are owned by the Town. This land cannot be purchased or developed.

Dotti Bacon, resident – most of the land is in conservation so it's the land along Rte. 124 that is under consideration. It is nice to see relatively few cars as you drive down 124 parked at homes, etc. Jaffrey is Mt Monadnock, in order to preserve it you must be able to see it.

Ed Suprenaut, resident – lives near the Grand View. Once trees are cut for development they won't grow back. The SW region of NH is the largest wildlife preservation in the State. Suggested that PB members that live in the MZ should recuse themselves. Chairman Gordon did not feel that that was necessary.

Lynn Kimmel, Marlboro resident (Shaker Road) – Ms. Kimmel is new to the area. She bought her house for the view. Need to keep as much open land as possible. The Towns around us could follow suit.

Barbara Danser, resident – private ownership of real estate in Maine is taking over the Atlantic coast making it difficult to see. Is afraid that this could happen here as well. Consider revising language with more control.

Don MacIsaac, resident – MZ is to preserve the Mountain in its natural state and protect the resources. The proposal would allow, by special exception, hotels, inns, restaurants, home-based businesses, retail, etc. How does this protect the rural and scenic beauty of the district. Feels this type of development should be done closer to Jaffrey. Recommends taking a step back to reevaluate the objective of this proposal and create a committee of stakeholders including surrounding towns and residents.

Carl Querforth, resident – farmers are struggling, can we put energy into improving their lives.

Ken Campbell, resident – the MZ was presented to the Town in 1992, the vote was 75% in favor. In 2008 the re-write was passed, again by a large margin.

Pam Royce, resident – echoes all sentiments presented, the MZ is sacred. Employees are hard to find in the area. Where will employees come from when new jobs are created.

Chairman Gordon closed the Public Hearing at 7:06 pm

Section II – Definitions

Correcting the language making *duplex* and *two-family* interchangeable in the zones where one or the other is already allowed.

On a **motion** by McKenzie seconded Merrell, to proceed to warrant with revisions to Section II (7-0-0)

Section IV - District regulations and permitted uses.

Add in duplex and/or two-family wherever either is allowed in Rural, Res B, and General Business.

On a **motion** by McKenzie seconded by Merrell to proceed to warrant with revisions to section IV (7-0-0)

Section IV (8) – Mountain Zone, use changes

Member Sherman – folks seem to want more business in the GB area, not in the MZ. Member McKenzie is there a better way to convey what the actual impact would be. Planner Carr responded yes. She will plan to hold workshops on Open Space Developments and Conservation Design.

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Section IV (8) – Mountain Zone

On a **motion** by McKenzie, seconded by Sherman not to move forward with changes to Section IV (7-0-0)

Section XII (1.5) – Guide to Zoning Districts

On a **motion** by McKenzie, seconded by Merrell not to move forward with changes to Section XII (7-0-0)

Section XIII – Innovative Land Use

On a **motion** by Farmer, seconded by McKenzie not to move forward with changes to Section XIII (7-0-0)

Member Sherman added people need a better understanding of what can and cannot be done. Planner Carr added there is a lot of private property in the MZ that can currently be developed as 3-acre-lot subdivisions without an open space development plan. The kind of development that people are afraid of is the kind that they might get with current zoning.

Chairman Gordon noted many folks are in favor of development in Jaffrey but opposed to development being done in their neighborhood. Planner Carr added there was resistance to the expansion of the downtown area and resistance to development in the MZ. She asks what is left. There are only two significant parcels in the downtown district available for development, W.W. Cross and St. Patrick School.

OTHER BUSINESS

- Amy Meyers - consensus of the Board is to nominate Amy Meyers for an alternate seat on the Board.
- Member McKenzie – Rindge Town Warrant will have a petition article asking the School Board to conduct a feasibility study for the disillusionment of the school district.

ADJOURNMENT

The meeting adjourned at 7:41 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board