

TOWN OF JAFFREY, NH
Proposed Zoning Changes – Informational Meeting
Zoom Meeting Minutes
January 19, 2021

The Right to Know Checklist was displayed on Zoom prior to the meeting. Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Present Via Zoom: Amy Meyers, Ed Merrell, Keith Dupuis, Margaret Dillon, John Peard (alt), William (Bud) Taylor (alt), Jack Belletete (arrived late)

Absent: Shirley Despres, Laurel McKenzie

Staff via Zoom: JoAnne Carr, Director of Planning and Economic Development, Becky Newton

Roll Call: Amy Meyers, Keith Dupuis, Margaret Dillon, Ed Merrell, William (Bud Taylor), John Peard (alt)
Alternates William (Bud) Taylor and John Peard will vote

Others via Zoom: Aaron Abitz, Ashley Saari, Janet Grant, Charles Koch, Brad Douston

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

PRELIMINARY CONCEPTUAL - None

MEETING MINUTES APPROVAL

On a **motion** by Taylor, seconded by Merrell the minutes of December 8, 2020 were approved as presented.
(6-0-0)

On a **motion** by Dillon, seconded by Merrell the minutes of December 15, 2020 were approved as presented.
(6-0-0)

PUBLIC HEARING

Proposed zoning changes presentation – Jo Anne Carr

Public Hearing Notice was published in the Monadnock Ledger-Transcript on Thurs, Jan 5, 2020, on the Town website and at the Town office. J Carr briefly reviewed the proposed zoning changes under consideration and displayed the zoning map showing the land area affected by the changes. *See attached for the complete description.*

- Section II: Definitions – workforce housing
- Section V: General Provisions that may apply to more than one Zoning District
- Section VI: Areas and Setbacks for Buildings – all districts

Board Comments:

J Peard stated he doesn't feel that the density in the affected areas will increase substantially as they are already heavily developed.

Public Comments:

J Grant, resident, asked how long have these changes been under discussion and is this the final draft? She noted that it appears that they have been very well thought out. A Meyers responded the process began in the fall. J Carr added that is question had been under consideration by the Board previously, but has only recently come to fruition.

J Grant asked is this typical in the region? J Carr responded this proposal is being guided by State Statue and recommendations from NH Housing Finance.

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Amy Meyers closed the public hearing

On a **motion** by Taylor, seconded by Dillon, the Board shall vote to move to the Official Ballot the proposed amendment to the Land Use Code to add to the Definitions “Workforce Housing.” (7-0-0)

Roll call vote:

In favor: KD, EM, MD, JB, JP, WT, AM

On a **motion** by Taylor, seconded by Dillon, the Board shall vote to move to the Official Ballot the proposed amendment to the Land Use Code to remove the language in Section 5.3.6 “and commercial districts.” (7-0-0)

Roll call vote:

In favor: KD, EM, MD, JB, JP, WT, AM

On a **motion** by Dillon, seconded by Dupuis, the Board shall vote to move to the Official Ballot the proposed amendment to the Land Use Code to amend Section 6.4 to allow for two family dwellings on the minimum lot size where water and sewer are available. (7-0-0)

Roll call vote:

In favor: KD, EM, MD, JB, JP, WT, AM

On a **motion** by Peard, seconded by Belletete, the Board shall vote to move to the Official Ballot the proposed amendment to the Land Use Code to amend Section 6.3 to include “multi-family buildings” include “rental” properties in minimum lot size calculations. (7-0-0)

Roll call vote:

In favor: KD, EM, MD, JB, JP, WT, AM

Q5 question: W Taylor asked M Dillon to verify that the term “Energy Star” is the correct wording to be used. M Dillon responded that the correct wording is *the most current version of Energy Star certification*.

On a **motion** by Dillon, seconded by Merrell, the Board shall vote to move to the Official Ballot the proposed amendment to the Land Use Code to allow for a maximum of 6 units per acre in the General Business A and Residential B District, and to allow for an additional 2 units per acre for qualified Workforce Housing, permitted by Conditional Use Permit. (6-1-0)

Roll call vote:

In favor: KD, EM, MD, JP, WT, AM

Opposed: JB

ADJOURNMENT

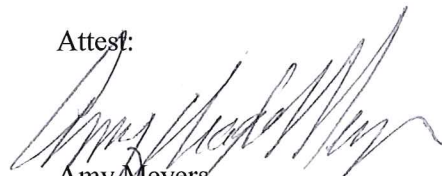
The meeting adjourned at 6:44 pm

Submitted:



Rebecca Newton,
Recoding Secretary

Attest:



Amy Meyers,
Jaffrey Planning Board Chair

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December 8, 2020

DRAFT

ZONING:

Add to definitions:

WORKFORCE HOUSING - As defined in RSA 674:58-61 is housing for sale which is affordable to a household with an income of no more than 100% of the median income for 4-person household for Cheshire County as published annually by the U.S. Department of Housing and Urban Development. Also including rental housing which is affordable to a household with an income of no more than 60% of the median income for a 3-person household for Cheshire County as published annually by the U.S. Department of Housing and Urban Development. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing.

Edit the following :

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5.3.6 Inns, hotels, and motels, including restaurants operated in connection therewith (in the rural, Residence "B," and commercial districts).

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6.4 The lot size for two-family dwellings shall be twice that for single-family dwellings in the same district, **except where served by both water and sewer in which case the lot size shall remain that for a single family dwelling.**

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6.3 Minimum lot sizes for **multi-family buildings and** apartment houses except in the General Business District where Section ~~VI~~ **6.1** shall control, whether units are **rentals or** single, cooperative, or condominium ownerships:

6.3.1 One acre for the first living unit in a building, plus one-half acre for the second living unit in a building, plus an additional five thousand (5,000) square feet for each additional living unit in a building.

6.3.2 There shall be a maximum of eight (8) living units in a building, except in the rural districts where the maximum number of units shall be limited to four (4) per building.

6.3.3. In General Business A and Residential B Districts where town water and sewer are available, there shall be a maximum of 6 units per acre base density and an additional 2 units per acre for Workforce Housing. Permitted by Conditional Use Permit (CUP provided for in RSA 674:21).

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These developments are subject to Site Plan Review and Design Review as provided in the Subdivision Regulation, Section IV: Subdivision Procedures.

Conditional Use Permit Standards

The project **design** shall meet all of the following standards:

- Workforce Housing Units shall be compliant with RSA 674:58-61.
- Renovation of historic structures or, in the case of a tear down, replication of the existing vernacular building structure
- Building structure and massing is in keeping with the neighborhood architecture and traditional Jaffrey design, such as Cape, Colonial, New Englander
- Provides adequate parking for residents and guests (in rear or on side of building) that does not detract from the streetscape
- Provides infill development
- Contributes to pedestrian access to public and community amenities
- In keeping with the 2019 Town Resolution to “Promote green infrastructure and sustainable building and energy practices”, new construction or renovations subject to this Section, shall receive the current version of Energy Star Certification.

Criteria for granting a waiver to the Design Standards (all criteria must be met):

- The waiver will be in the public interest
- Owing to special conditions, a literal enforcement of the ordinance will result in unnecessary hardship
- The spirit of the ordinance will be observed
- Substantial justice will be done
- The waiver does not diminish the value of surrounding properties

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