

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
January 8, 2019

Present: Chairman Gordon, Members, Despres, Farmer, McKenzie, Merrell, Sherman, Selectmen's Representatives Weimann and Sterling
Member Sherman will vote

Staff: JoAnne Carr, Director of Planning and Economic Development
Rob Deschenes, Code Enforcement Officer

PRELIMINARY CONCEPTUAL - No Action

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

MEETING MINUTES APPROVAL

On a motion by Farmer seconded by McKenzie the minutes of the **December 11, 2018** meeting were approved as amended. (7-0-0)

On a motion by Merrell seconded by Sherman the minutes of the **December 14, 2018** site walk were approved as submitted. (5-0-2) *Members Farmer and Weimann abstained.*

PUBLIC HEARING – ACCEPTANCE

PUBLIC HEARING – NEW

PUBLIC HEARING – CONT.

1. PB18-06, Belletete's, Inc., 51 Peterborough St., Map 238 Lot 284.1, Map 238 Lot 244, Map 245
Lots 94 & 95 Zone: General Business (with town water & sewer)

Site Plan – The applicant proposes the expansion of the Belletete's facilities, to include a garage on Lot 238/244 and a retail inventory building on lot 245/94 as well as associated paved yards and drainage improvements.

Chairman Gordon reopened the public hearing

Member Weimann recused himself, Frank Sterling assumed the role as Selectman's Representative

Mike Shea, Owner

Mr. Shea is before the board to request an extension for the application, but would like to address the waiver from design standards at this meeting, if possible.

Attorney Silas Little presented new information from Randy Christmas that he would like to add into the record, including runoff photos. Attorney Little does not feel the waiver should be approved as the applicant has not demonstrated an unnecessary hardship. See memo dated Jan. 8, 2019 submitted by S. Little.

Mr. Shea presented the waiver request and shared an early rendition of the Retail Inventory Building. As a rule, most of the building design does conform to the Design Standards set forth by the Planning Board. The intent of the design is to stay consistent with existing structures. The Retail Inventory Building will sit parallel to Peterborough St. and have a racking system for lumber, siding, decking, etc. Belletetes would commit to keeping full units on the Peterborough Street side of the building to avoid a blank wall.

In conflict with design standards would be the requirement for a variation in roof lines and height. Due to the intended use of the Retail Inventory Building these elements would compromise the functionality of

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
January 8, 2019

building. This adjustment would restrict the amount of racking (storage) on the side of the building. In addition, a steeper roof pitch could be potentially dangerous due to rapid snow fall from the roof. The steeper roof pitch needed to accommodate such variations would increase the building height by 10 ft.

Member Sherman questioned the hardship which appears to be only that would cost more to build and operate.

Member McKenzie asked can we consider a variation in landscaping to screen the Retail Inventory Building. Mr. Shea responded changes in landscaping can be accommodated. Member Sherman asked for sketches that showing the variations in landscaping. He would like to see a plan that incorporated the entire site.

Bob Aho, abutter – wonders if comprises can be made. His main concern is the traffic around the building in front of his property. Could the building be moved back 30 ft. from their property line. Could a fence be added to shield their property. Suggested leave the pines and hemlock trees.

Attorney Little stated the only hardship noted is the expense to Belletetes. For landscaping to offer adequate screening, mature trees should be used. Is there enough room in the setback for the root base for large trees.

Chairman Gordon it seems that the largest concern by the community is the runoff and not the design of the building.

Elizabeth Webster, Conservation Commission noted without adequate area for mature trees, what you will end up with is expensive, dead trees. Mr. Shea responded the landscape designer could add additional buffer area if needed for larger trees.

Planner Carr noted if truck traffic was at the front of the building it would make it quieter for the neighbors.

On a **Motion** by McKenzie, seconded by Merrell to approve the waiver to the Design Standards except for the landscaping requirements. (7-0-0)

Member McKenzie wanted to address additional concerns such as:

- Show the stream on the plans
- Detail how the Elite monitoring wells will be protected and remain accessible once construction is complete
- Circulation plan including travel directions and loading spaces should be complete
- Location, type and nature of exterior lighting needs to be shown on plans
- Snow storage should be added to plan or addressed.

Charlie Koch, Conservation Commission wants to address storm water, specifically the run-off from Rt. 202, Years ago, the State put in a culvert. Prior to the pipe being extended the water dissipated into the ground, now the flow reaches the stream. He is concerned that the additional flow is not being considered in the calculations. Planner Carr has reached out to AOT and the Wetlands Bureau with the specific concern of addressing the junction box prior to a failure. The State will not enforce it. Chairman Gordon added we have correspondence from the State stating that they have reviewed the issue and are not responsible. The DOT concrete pipe ends outside of the DOT right-of-way. The junction box is on Belletetes property.

Attorney Little asks who put in the steel pipe extension. In 2004 the area behind the house provided drainage. The wetland was since filled in resulting in the water flowing on to the Aho and Christmas properties.

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
January 8, 2019

Jack Belletete shared a plan for a new parking lot dated Aug 9, 2001, signed by the TFMoran engineer. This plan shows the location of the pipe in question. At that time Belletetes did not own the property where the pipe was located. Attorney Little wants the board to note there are wetland markings indicating the location of the pipe on the plan which has since been filled in.

On a **Motion** McKenzie, seconded by Merrell to continue the hearing to the February 12, 2019 meeting.
(7-0-0)

OTHER BUSINESS

Membership

On a **motion** by McKenzie seconded by Sterling to nominate Robert Sherman as a full member completing Matt Devlin's term through March 2019.

Amy Meyers has requested to join the Planning Board as an alternate. She will be appointed at the January 14 Select Board meeting.

Amendment to Land Use Code – Public Hearing will be held Tuesday, January 15, 2019 at 6:00 pm.

Water Quality Impact – Rt. 202 - Member McKenzie is also concerned with an imminent failure of the pipe/junction box and asked what avenue does the Town have with the State to address the 202 drainage issue. Planner Carr is pursuing a formal complaint with the State and has made the Town Manager aware of the issue. Chairman Gordon suggested putting together sub-committee of PB and ConCom members to brainstorm ways to resolve it. Gordon and Weimann volunteered.

Third-Part Review - Planner Carr stated that revised plans were received yesterday from TFMoran for Belletetes. She recommends that third-party party review be conducted once final plans have been submitted.

ZBA Decisions

ZBA 19-01, Darci Hammer – 80-82 Peterborough St., Unit 2
Map 245 / Lots 3.2, Zone: General Business (town water & sewer)

Variance – The applicant requests a Variance to use a retail space located in the General Business district to manufacture wholesale goods (Land Use Code, Zoning Ordinance Section IV, 4.4.3).

Application was withdrawn by applicant.

ADJOURNMENT

The meeting adjourned at 7:05 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board