

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
July 11, 2023

Present: Amy Meyers, Chair, Members Ed Merrell, Margaret Dillon, Peter Maki, Franklin Sterling, Selectmen's Rep.

Absent: John Peard, Keith Dupuis, Nathan Flowers (alt), John Brouder (alt), Gary Arceci (alt)

Other: Thomas Ahlborn-Hsu, Conservation Commission, Mike Ploof, Fieldstone Land Consultants, Val Zanchuck, BethAnne Tatro

Staff: Jo Anne Carr, Planning & Economic Director, 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 Merrell, seconded by Maki, the minutes for June 13, 2023 were approved as submitted. (5-0-0)

PRELIMINARY CONCEPTUAL - None

APPLICATION ACCEPTANCE

PB 23-06, Loonacy Properties, LLC, Owner, Fieldstone Land Consultants, Agent
36 Knight St., Map 244 / Lot 70 Zone: Industrial, with town water

Minor Subdivision – the applicant proposes a 2-lot subdivision for Map 244, Lot 70

Staff review – there are two items that need to be addressed; use of the existing driveway that crosses the proposed lot to access Graphicast and DPW approval of the new driveway.

On a **motion** by Dillon, seconded by Merrell the application was accepted as sufficiently complete. (5-0-0)

By unanimous consent it was determined that PB 23-06 would not have regional impact.

PUBLIC HEARING

PB 23-06, Loonacy Properties, LLC, Owner, Fieldstone Land Consultants, Agent
36 Knight St., Map 244 / Lot 70 Zone: Industrial, with town water

Minor Subdivision – the applicant proposes a 2-lot subdivision for Map 244, Lot 70

Presentation: Mike Ploof, Fieldstone Land Consultants

The applicant is requesting a two-lot subdivision for lot 244/70 located in the industrial zone. The existing lot is 6.47 acres with 499 feet of frontage. The minimum lot size in the industrial zone is 2.5 acres with 200 feet of frontage. Once complete lot 244/70, containing the Graphicast building, will have 2.9 acres and 298 feet of frontage. Lot 244/70.1 will have 3.4 acres and 200 feet of frontage. The lots are served by Town water and sewer.

Mr. Ploof identified the existing driveway that is used to access the other side of the Graphicast building. As you cannot have an easement over your own property, one will be placed on the property once it is conveyed. F Sterling asked, do you need to access to that side of the building? Mr. Zanchuck noted that the staff who work in that section of the building use this entrance. The loading dock is accessed through the main parking lot which tends to be full during the day. The additional parking is necessary to keep access to the loading dock open.

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
July 11, 2023

Chairman Meyers closed the public hearing

Findings of Fact:

- The subdivision is within the industrial district.
- No change in use is proposed at this time.
- The new lots will be in conformance with zoning dimensional requirements.

DECISION

On a **motion** by Sterling, seconded by Maki the application for a two-lot subdivision was approved as presented and per testimony given subject to the following conditions. (5-0-0)

Conditions subsequent:

- The easement to be conveyed with the sale of the new lot.
- A DPW permit is required for the driveway of the new lot.

Plans include: "Subdivision Plan Tax Map 240-70, 36 Knight Street, Jaffrey, NH prepared or Loonacy Properties, LLC." Dated March 23, 2023 signed and stamped Michael D. Ploof, LLS.

OTHER BUSINESS

Reclassification of Main Street: Todd Croteau, Supt. of Highways suggested reclassifying a small portion of Main Street, from the 5-way to the 4-way, as a Compact Area or a Class V road giving the Town control of that section of the road/sidewalks. This would allow the Town the ability to close the road for events, etc. without State approval. Members of the EDC were in support of the idea. The downside of this proposal would be that the Town would be responsible for the 20% of the repair costs of the Main Street bridge, if needed. The State could offer alternatives such as allowing the Town access to the road 8-10 times a year for events. A maintenance agreement is being created between the State and Town as part of the downtown revitalization detailing plowing and maintenance responsibilities of Blake Street, Main Street and the new parking lots.

F. Sterling was not in favor of the idea as he does not want the Town to be responsible for the cost of bridge repairs. P Maki agreed. A Meyers was in favor of the proposal.

Resignation: Ed Merrell announced his resignation from the Planning Board and as the PB rep on the Southwest Regional Planning Commission. Chairman Meyers and the members of the Board expressed their thanks to Ed for his many years of service on the Planning Board.

ZBA DECISIONS

- ZBA 23-13 - Geraghty – *appeal, decision overturned*
- ZBA 23-14 - Dellogono – *variance – granted*
- ZBA 23-15 – Pastor – *variance - granted*
- ZBA 23-16 - Reenstierna – *variance - granted*
- ZBA 23-17 - Chamber of Commerce – *variance - granted*
- ZBA 23-18 – Clayton – *variance – granted*

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PLANNING BOARD
Meeting Minutes
July 11, 2023

ADJOURNMENT

The meeting adjourned at 6:25 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair