

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
July 12, 2022

Present: John Peard, Keith Dupuis, Jack Belletete, Peter Maki (alt), Kevin Chamberlain (alt for JB), Margaret Dillon *arrived at 6:28*

Absent: Chairman Amy Meyers, Laurel McKenzie, Ed Merrell

Other: Nathan Flowers, John Brouder, Ann Royce, Gary Arceci, Carolyn Garretson, Lauren Swett, Kirk Stenersen, Frank Sterling, Jamison Van Dyke, Ann & Cassius Webb, Attorney John Ratigan, Josh Lacaillade, Donald Lasell.

Staff: JoAnne Carr, Dir. of Planning & Economic Development, Becky Newton, Recording Secretary

On a **motion** by Belletete, seconded by Dupuis John Peard was appointed at Chair Pro-Tem (4-0-0)

On a **motion** by Belletete, seconded by Dupuis, Peter Maki (alt) will sit for Ed Merrell (4-0-0)

CALL TO ORDER – Chairman Pro-Tem Peard called the public hearing to order at 6:01 pm.

MEETING MINUTES APPROVAL - none

PUBLIC HEARING ACCEPTANCE

PB 22-04, Robert B Van Dyke Rev Trust, Owner, Kathleen Van Dyke, Trustee
Jamison Van Dyke, Applicant, Kirk Stenersen, Agent
Stony Brook Village, Mountain Rd, Map 229 Lot 33 Zone: Mountain Zone

Amended Subdivision – the applicant proposes to amend the existing subdivision plan to allow connection the Town of Jaffrey water and sewer systems.

On a **motion** by Dupuis, seconded by Peard the application was accepted as sufficiently complete. (4-0-0)

PB 22-05, MilliporeSigma, Owner – 11 Prescott Rd, Map 256 Lot 1.1
Zone: Industrial (with town water)

Amended Site Plan – the applicant proposes to amend an existing site plan for reconstruction of the western parking lot.

Staff recommends a third-party review of the stormwater management system.

On a **motion** by Dillon, seconded by Maki the application was accepted as sufficiently complete. (4-0-0)

PUBLIC HEARING – NEW

PB 22-04, Robert B Van Dyke Rev Trust, Owner, Kathleen Van Dyke, Trustee
Jamison Van Dyke, Applicant, Kirk Stenersen, Agent
Stony Brook Village, Mountain Rd, Map 229 Lot 33 Zone: Mountain Zone

Amended Subdivision – the applicant proposes to amend the existing subdivision plan to allow connection the Town of Jaffrey water and sewer systems.

Jack Belletete recused himself – (KC, JP, KD, PM will vote)

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Presentation – Kirk Stenersen, Higher Design

The purpose of this application is to amend the approved site plan to connect to the Town sewer system instead of utilizing individual septic systems. No other changes are proposed.

The updated proposal calls for a gravity-feed system to be used within the development. The sewage would be gravity-fed to the entrance near Mountain Road, then pumped to the manhole at Thorndike Pond Road. The plan has been reviewed by Town staff and the Select Board.

J Carr noted that there will be no cost to the Town for the sewer construction, Mr. Van Dyke has agreed to pay for all construction costs to extend the sewer including installing the pipeline and pump station. K Chamberlain noted that Town staff and Select Board have reviewed the long-term costs of operation of the pump station for those 28 homes. The Van Dyke Trust will ask for a betterment assessment against the future Stony Brook homeowners to cover those costs at a Public Hearing on July 25th.

J Carr noted that extensive clearing has been done on the site. She has walked the site with members of the Conservation Commission to verify the limit of work and protection of the wetlands. Vesting had been extended through Sept 12, 2022. A condition of this approval should be to extend vesting per the phasing of the project.

J Peard added that he is somewhat familiar with the site noting there is a lot of wetland. This proposal would be more environmentally-friendly.

K Dupuis asked what if the developer is unable to complete the project in the allotted time, does the vesting expire? J Carr responded that a compliance hearing would be held within three years. The first phase of construction would require chipseal after three years. An extension could be requested if the project were to extend beyond three years.

P Maki clarified that conditions precedent needed to be met prior to a CO being issued. Is the plan to have the Town accept the road once completed? J Carr responded yes, it will go to Town Meeting for acceptance once complete.

K Dupuis asked how will the construction happen? K Stenersen responded that construction will be done in phases beginning with lots 1-12 and work back from there.

Ann Royce, resident, asked is this an extension of sewer? J Carr responded yes, it is, and the developer is covering the cost of the extension. K Chamberlain clarified the construction of the system; it will be gravity-fed within the development to a pump station at the entrance of the development with a force main installed from subdivision road as yet unnamed to Thorndike Pond Rd. This is a dedicated extension of the sewer system serving those 28 homes only. K Dupuis noted that the sewer and infrastructure will have to be completed prior to home construction.

Ann Webb, resident, asked why did they decide to hook up to the Town sewer instead of separate septic systems as was approved? J Carr noted that not using individual septic systems will allow more flexibility for house placement and a better development overall. P Maki noted that the Town sewer system has been upgraded since the original approval.

K Stenersen added that the Town sewer system is not even close to capacity for what it can treat. This is a far better option for the environment.

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Carolyn Garretson, Conservation Commission, noted this was an approved project, this amended proposal would be an improvement over individual systems allowing houses to be further away from wetlands.

Chairman Pro-Tem Peard closed the public hearing

PB 22-05, MilliporeSigma, Owner – 11 Prescott Rd, Map 256 Lot 1.1
Zone: Industrial (with town water)

Amended Site Plan – the applicant proposes to amend an existing site plan for reconstruction of the western parking lot.

Keith Dupuis recused himself – (JB, JP, MD & PM will vote)

Presentation: Lauren Swett, Woodard & Curran

The proposal is to reconstruct the western parking lot by Prescott Rd. The goal is to reconfigure the existing parking area to make the layout more efficient in order to add an additional 80 parking spaces while staying within the same footprint. This will improve access by moving the location of the parking lot entrance, as well as improving vehicle circulation and pedestrian safety. The new entrance will be located directly across from the Hope Fellowship driveway.

The fire pump has already been relocated on the site. Additional stormwater infrastructure will be added throughout the lot incorporating a rain garden and a stormwater trench. They are working on AOT as well as addressing issues relating to fire access.

They are not currently meeting the design standards within the parking lot and will be requesting a waiver. The intent is to replace any trees that are removed during this project to maintain what they currently have. Additional vegetation will be added on the islands and in the rain garden.

P Maki asked will deliveries still be made at the back of the building? Ms. Swett answered there is still an access route around the back of the building.

J Belletete asked how many catch basins on the property now? Ms. Swett responded there are three currently. There will be nine when the project is complete.

J Carr noted that there is an area on the plans delineating a 75-ft wetland buffer that is being impacted, will that still be the case? L Swett responded, that infiltration trench could be moved to where the pavement is so there would be no additional impact.

J Belletete asked are you attempting to do the stormwater management on site? Ms. Swett responded that the proposal would not increase runoff from the site and the intent is to manage the flow better. J Belletete asked have you considered doing stormwater management under the parking lot? Ms. Swett responded no, however, there is some storage within the rain garden and the stone trench.

On a **motion** by Belletete, seconded by Maki to refer the proposal to a third-party review and continue the hearing to August 9, 2022. (4-0-0)

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DECISION:

PB 22-04, Robert B Van Dyke Rev Trust, Owner, Kathleen Van Dyke, Trustee
Jamison Van Dyke, Applicant, Kirk Stenersen, Agent
Stony Brook Village, Mountain Rd, Map 229 Lot 33 Zone: Mountain Zone

Amended Subdivision – the applicant proposes to amend the existing subdivision plan to allow connection the Town of Jaffrey water and sewer systems.

Condition Precedent

The Alteration of Terrain permit expires July 25, 2022. Submit documentation of the extension to the Planning Office prior to issuance of building permits.

On a **motion** by Maki, seconded by Dupuis to accept the Condition Precedent as presented. (4-0-0)

Condition Subsequent 1 – CAD Files

As-builts to be submitted as CAD files at the end of each phase as defined in the Development Agreement. Plans to be stamped by a licensed surveyor.

On a **motion** by Chamberlain, seconded by Maki to accept the Conditions Subsequent 1 as presented. (4-0-0)

Condition Subsequent 2 – Compliance Hearing

The project will be subject to compliance hearing(s) in accordance with the Development Agreement. The hearing should be held three years from the date of approval. For submittal at the hearing, as built for that phase of the project shall include and may not be limited to:

- Road construction and stormwater systems
- Water and sewer infrastructure
- All utilities - including conduit for lighting and communications
- House footprints/driveway centerline and connections to services

On a **motion** by Maki seconded by Chamberlain to accept the Conditions Subsequent 2 as presented. (4-0-0)

On a **motion** by Dupuis, seconded by Maki to extend the vesting for the project for substantial completion for a period of five (5) years from September 12, 2022 to September 12, 2027 in accordance with the phasing schedule outlined in Development Agreement dated June 22, 2022 and as amended by agreement of the parties. (4-0-0)

On a **motion** by Dupuis, seconded by Maki to approve an amendment to the Stony Brook Village subdivision as plan submitted subject to the above conditions. (4-0-0)

Approved plans include: Stony Brook Village Complete Plans, Route 124, Jaffrey NH, Map 229 Lot 33, dated May 9, 2022, originally signed and stamped by Frank DeMarinis, PE, Norman Soney, LLS and Bruce Green, Certified Wetland Scientist on June 16, 2015. The revised May 9, 2022 plan set is signed and stamped by Paul Grasewicz. The revised July 8, 2022 plan set is signed and stamped by Paul Grasewicz.

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ZONING BOARD DECISIONS

ZBA 22-11 – Steve Gagnon – Dione St – variance - approved
ZBA 22-12 – Don & Sandy Steward – variance - approved
ZBA 22-13 – JEMD Development – Squantum Rd – variance - denied
ZBA 22-14 – LR3 Development LLC – Dublin Rd - denied
ZBA 22-15 – Highgate Homes, Gilmore Pond Rd – EW - approved
ZBA 22-16 – Doug & Chauntelle Carty – River St – SE - approved

ADJOURNMENT

The meeting adjourned at 7:00 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



John Peard
Planning Board Chair Pro-Tem