

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
July 9, 2019

Present: Chairman Gordon, Members Despres, McKenzie, Merrell, Meyers, Sherman, and Selectmen's Representative Belletete

Staff: JoAnne Carr, Director of Planning and Economic Development

CALL TO ORDER – Chairman Gordon called the public hearing to order at 5:59 pm.

PRELIMINARY CONCEPTUAL

Tim Foley – Charlonne/River St. Subdivision

Mr. Foley has purchased the property at 44 River St. located in the General Business District/Main St. overlay. He is currently rehabbing the house on site, scheduled to be completed by September. The barn on the property was taken down. He is proposing to subdivide the .42 ac parcel and build a new 1,100 – 1,200 SF house where the barn was located. Note: The Main Street program area has no minimum lot size requirement.

Derek Shea on behalf of Mike & Kendra Shea – Class VI Red Gate Road Request to Build

D. Shea read aloud a letter submitted by Mike Shea (attached). Mike Shea is looking for clarification as to which road standard would be required if they move forward with a building permit application on Red Gate Rd.

Chairman Gordon feels that we should have a uniform standard for all roads.

Ms. Carr noted the road design standards change when the road accesses more than two houses. The Ken Saunders Standard does not specify number of dwellings, the Town Code does. The rationale for requiring wider roads is due to the impact of the 2008 ice storm.

Member Merrell asked for clarification on how far back the road will be improved. D. Shea stated back to lot line between lots 209/4 & 5.

Keith Dupuis asked if the road was upgraded only to the Ken Saunders standard could the owner ask the Town to make it a public road. Ms. Carr – no, it would need to be up to the Town standard.

D. Shea pointed out that 40% of Red Gate Rd. is impassable by most vehicles.

Matt Shea – landowner on Red Gate – has been there for 20 years and has no plans to develop it, he believes that Mike Shea's intentions are the same.

The PB will refer Mr. Shea's request to the Board of Selectman with the following recommendation:
On a **motion** by McKenzie, seconded by Sherman any extension of Red Gate Rd. should be built to Town standard. (4-2-1) *Member Belletete abstained*

MEETING MINUTES APPROVAL

On a motion by McKenzie, seconded by Sherman the minutes of June 11, 2019 were approved as revised. (6-0-1) *Chairman Gordon abstained*

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PUBLIC HEARING – ACCEPTANCE

1. PB 19-10, Ken & Monique Transport, LLC
29 Maria Dr, Map 255 / Lot 8.1, Zone: Industrial (with town water)

Site Plan – The applicant proposes construction of a 2,880 SF unheated garage for classic car storage.

Ms. Carr considers the plan to be sufficiently complete

On a **motion** by Merrell, seconded by Despres to accept the application as sufficiently complete. (7-0-0)

2. PB 19-11 – Bruce & Cheryl Pelletier, Owners, Wendy Pelletier, Agent
105 Peterborough St, Map 245 / Lot 104, Zone: General Business & Main St. Program Area (with town water)

Minor Site Plan – The applicant proposes an installation of a 12' x 24' food and ice cream stand.

Ms. Carr considers the plan to be sufficiently complete

On a **motion** by McKenzie, seconded by Belletete to accept the application as sufficiently complete. (7-0-0)

PUBLIC HEARING – NEW

1. PB 19-10, Ken & Monique Transport, LLC
Maria Dr, Map 255 / Lot 8.1, Zone: Industrial (with town water)

Site Plan – The applicant proposes construction of a 2,880 SF unheated garage for classic car storage.

Presentation – Monique Coll, owner

The proposal is for the construction of a 2,880 SF unheated Morton Building to house classic cars.

There will be no water or sewer to the building, only electricity to be brought in from the existing meter. No grading is required.

Member Meyers asked if the building would be open to the public to view the cars. Mrs. Coll responded no, it is a personal collection.

Waivers are requested from:

- Surveyor stamp
- Full boundary survey
- Existing grades, drainage & structures
- Landscaping and lighting plan
- Full drainage analysis

2. PB 19-11 – Bruce & Cheryl Pelletier, Owners, Wendy Pelletier, Agent
105 Peterborough St, Map 245 / Lot 104, Zone: General Business & Main St. Program Area (with town water)

Minor Site Plan – The applicant proposes an installation of a 12' x 24' food and ice cream stand.

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Presentation – Wendy Pelletier, Cardinal Surveying
Appearances – Angela Pelletier & Stephanie Davis

The proposal is for a 12' x 24' shed on the Pelletier's Sports Shop site to be used to sell take-out ice cream and food - burgers and dogs, no fryers or hoods will be used. The main building houses three businesses, Pelletier's, The Melanime Cup and a laundromat. The shed is located in front of laundromat, near the road. The plan is to use the existing access from Rt. 202. There is parking for 18 cars with 24 feet between aisles.

The building will not be connected to water and sewer. Water will be brought in / dirty water taken away weekly. No additional lighting, landscaping or grading will be done. Employees (Angela and Stephanie) will use the bathroom in the laundromat. A Porta-potty will be provided for customers located at the edge of the tree line. Picnic tables will be in the gravel area.

Hours of operation approved by the State are 7:00 am – 9:00 pm.
Seasons of operation are April 1 – Oct 31. Member MacKenzie stated any change in seasons of operation would require the applicant to come back to the PB to amend the site plan.

Member McKenzie asked if the sidewalk extended to this parcel. Ms. Carr responded currently it goes as far as Dollar General, however it should be extended to Ridgecrest during the next construction cycle.

Member McKenzie asked about power and signage. Ms. Davis responded electric only, no propane. Eversource has been contacted. A menu board will be on the front of the building and a banner on the side facing the street.

Member MacKenzie asked about trash collection. A. Pelletier responded a dumpster is located behind Pelletier's they can utilize for trash disposal.

Waivers are requested from:

Existing Data

- Boundary lines of entire site
- Existing grading and drainage
- Location of existing structures within 200 ft of site
- Natural features, wetlands etc.
- Soil survey

Proposed Plan

- Proposed grades and drainage
- Storm drainage

Public Hearing - Continued

1. PB 19-09, Keith Dupuis/DPD Properties LLC, Owner, Fieldstone Landscaping, Agent
CMDC Enterprises, LLC, Applicant
Maria Dr, Map 255 / Lot 8.5.5, Zone: Industrial (with town water)

Site Plan – The applicant proposes development of a 10-unit storage facility with associated paving and driveways.

Presentation – Chad Branon, Fieldstone Land Consultants
Appearance – Don Burgess, CMDC Enterprises, LLC

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The proposal is for a 47,350 SF self-storage facility on Maria drive. The parcel is located at the end of Mountain View industrial park. The recent subdivision approval included the extension Maria Drive out to a cul-de-sac at the subject property. AOT approval was received for impervious cover on all lots. The initial estimate for impervious cover on this lot was up to 4.5 ac. the final plan shows 2.7 ac.

A stormwater management system was designed for the entire site. The runoff from this lot will be captured and drain forward to the drainage swales. Chairman Gordon clarified the runoff is captured and managed, not just drained into the woods. Mr. Branon responded yes.

The amended proposal includes nine storage buildings (instead of 10), eight ambient storage buildings and one building with 11,700 SF of climate-controlled units.

The site is designed with a 24 ft access aisle along perimeter of the subdivision to accommodate emergency vehicles. The aisles around the climate-controlled building are designed slightly wider to allow fire trucks completely around the building. Doorways for this building are located on each gable end, and a door on both sides. A hallway runs through the building to access the units, no exterior garage doors. Member McKenzie asked if there is a need for fire protection in the climate-controlled building. Mr. Branon responded no, at this time they fall under the threshold.

Chairman Gordon asked if there would be an on-site office. Mr. Branon responded no, there is office nearby.

No septic on site, there will be water installed to the property, but water connection will not be needed at this time. Utilities will be underground electric.

Chairman Gordon asked how do you control what items/materials are stored. Ms. Carr there are no floor drains, generally there is agreement signed that no hazardous materials can be stored on site. Mr. Burgess stated this is part of the contract signed by the renter.

Member MacKenzie asked for an update on reclamation and construction of drainage system. Mr. Branon responded the road construction and excavation are ongoing. Mr. Dupuis is working on the slope and the construction of the stormwater basin. The goal is a spring construction for this project, the road should be in by that time.

Member MacKenzie will there be a stormwater maintenance agreement in place between the owners. Mr. Branon the objective is for this to ultimately become a Town road, until that time the developer (DPD) has taken responsible for maintaining the road and stormwater system. Ms. Carr noted a maintenance agreement/property owner's association was a condition of the subdivision approval. Updating the agreement stating the developer will take sole responsibility for road and stormwater maintenance could be a condition for this application.

Member MacKenzie asked about snow removal/storage, lighting plan and hours of operation. Mr. Branon reviewed the snow storage which is shown on the plan. The lighting plan shows LED style sconces to light the sides buildings. The gated buildings will be accessible 24 hours a day with keyed entry system. The gate will be equipped with a Knox box.

Chairman Gordon asked how to de we ensure that the drainage system is completed before the facility is opened. Member McKenzie this can be a condition of approval.

Ms. Carr noted that there is a bond on this project for the road construction. If there was a failure to complete the project as agreed upon, the bond could be called in.

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Member McKenzie asked what are the maintenance requirements for the drainage system, frequency of clean-out, etc. Mr. Branon noted that this project will be constructed to Town standards. He added that site is a gravel pit, so the soil is great for drainage, therefore will have low maintenance requirements.

Member Belletete asked is this a 2 -1 slope. Mr. Branon responded yes, a 2-1 slope with three benches, meets AOT requirements. The swale at the base is 18".

DECISIONS

1. PB 19-10, Ken & Monique Transport, LLC
29 Maria Dr, Map 255 / Lot 8.1, Zone: Industrial (with town water)

Site Plan – The applicant proposes construction of a 2,880 SF unheated garage for classic car storage.

On a **motion** by McKenzie, seconded by Gordon to accept the waiver requests. (7-0-0)

On a **motion** by McKenzie, seconded by Sherman to approve the application for construction of a 2,880 SF unheated garage for classic car storage as presented and per testimony given subject to the following conditions: (7-0-0)

Conditions Subsequent

1. No floor drains
2. Per applicant testimony, the building will not be connected to Town water and sewer

2. PB 19-11 – Bruce & Cheryl Pelletier, Owners, Wendy Pelletier, Agent
105 Peterborough St, Map 245 / Lot 104, Zone: General Business & Main St. Program Area
(with town water)

Minor Site Plan – The applicant proposes an installation of a 12' x 24' food and ice cream stand.

On a **motion** by Belletete seconded by McKenzie to accept the waiver requests. (7-0-0)

On a **motion** by McKenzie, seconded by Sherman to approve the application for a 12' x 24' food and ice cream stand as presented and per testimony given. (7-0-0)

Continued hearing

1. PB 19-09, Keith Dupuis/DPD Properties LLC, Owner, Fieldstone Landscaping, Agent
CMDC Enterprises, LLC, Applicant
Maria Dr, Map 255 / Lot 8.5.5, Zone: Industrial (with town water)

Site Plan – The applicant proposes development of a 10-unit storage facility with associated paving and driveways.

On a **motion** by McKenzie, seconded by Merrell to approve application for construction of a 9-unit storage facility with associated paving and driveways as presented as per testimony given subject to the following conditions: (7-0-0)

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Conditions Subsequent

- 1) A Certificate of Occupancy (CO) cannot be issued until:
 - a. Road construction and stormwater management system is complete and operational
 - b. The property owner enters into agreement with developer re: maintenance of the road and stormwater management system.

OTHER BUSINESS

- Voluntary Merger for John Ilg, 439 Gilmore Pond Rd. was signed
- John Peard expressed his interest in joining the Planning Board.
- Visioning Workshop – Jo Anne Carr gave an update on W.W. Cross, the deliverable is expected from the facilitator within the week.
- St. Patrick School – the Selectmen did another analysis on rehabbing the property. They estimate the cost to bring it up to code would be 3.5M and have decided not to pursue it.
- School District Separation Committee – Member Belletete gave an update. The deadline to submit the report to the Dept. of Education is due October 31.

ZONING BOARD DECISIONS - ZBA decisions were reviewed.

ADJOURNMENT


The meeting adjourned at 7:37 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board

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Jaffrey Planning Board
10 Goodnow Street
Jaffrey, NH 03452

July 6, 2019

To: Mr. Tim Gordon, Chairman

As the Planning Board considers the Select Boards request for a recommendation regarding our request to clarify which road standard would apply if we move forward with a building permit application on Red Gate Road.

We would like to provide a little back story. In 2005 we purchased approximately 175 acres on Red Gate Road, a Class VI road. In 2006 with the guidance of Town Manager, John Sistare we asked the Select Board for permission to apply for a building permit. The Select Board asked the Planning Board for a recommendation and the Planning Board voted 7-0 to recommend the Selectmen to approve. The original permission was granted August 8, 2006 and the subsequent extensions dated February 10, 2011, January 14, 2013, January 12, 2015 and December 9, 2016, as it was the Planning Board's request to come back every two years.

In 2010 we purchased approximately 115 acres on Ingalls Road which had some frontage on Red Gate Road primarily, so we could control the gateway to where we planned to build at a later time.

During the original request to build on Red Gate, the road standard used was what has been referred to as the "Ken Saunders" standard (attached). By my recollection, (I was a member of the Planning Board at that time), it was used for Spencer Gagnon on Red Gate Road around 2003 and for Tim Fish on Gibbs Road around 2004. Somehow a reference to "Ken Saunders" standard does not appear in the minutes of our request, yet it was the basis for what the road upgrade would be at that time, please reference memo written by Randy Heglin regarding Gagnon and Fish (attached).

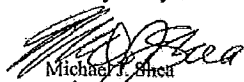
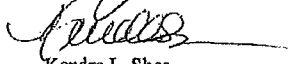
In 2007, with a permit from NH DES Wetlands we extended a stone box culvert to make it 20' and be compliant with the width of the "Ken Saunders" standard.

In 2010 the Planning Board voted 7-0 to approve a 12-lot subdivision on our Ingalls Road property. One of the conditions was to "Upgrade Red Gate Road in the area of the two lots (1.1 and 1.2) to the Ken Saunders standard" (decision attached).

Since upgrading the road, building a driveway and bringing electrical service to our home will be expensive, we have asked the Select Board to clarify which road standard we would be required to conform to in order that we may be able to determine the true cost. If these expenses are too high, we may not move forward and felt this was a fair question rather than incur architectural and other costs leading up to an actual building permit.

What we are asking for is to upgrade approximately 700' of Red Gate Road, from Ingalls Road to the "Ken Saunders" standard. The upgraded road would serve to access to building lots. The first would be lot 209-3, where we propose to build our home. It is our intent to begin our driveway on the left a short distance after our property line on lot 209-3. The driveway will lead us to our house site on an 8-acre field we had created in 2007. The other lot would be a new single lot consisting of lot 209-4 and 209-5 which we would merge together.

Thank you as you consider your recommendation,


Michael J. Shea

Kendra L. Shea