

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Meeting Minutes**  
**June 11, 2019**

**Present:** Members Despres, McKenzie (6:05), Merrell, Meyers, Sherman, Alternate Member Dupuis and Selectmen's Representative Belletete (6:07)

**Absent:** Chairman Gordon, *Alternate Member Dupuis will vote*

**Staff:** JoAnne Carr, Director of Planning and Economic Development

**PRELIMINARY CONCEPTUAL** - No Action

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

**MEETING MINUTES APPROVAL**

On a motion by Sherman, seconded by Merrell the minutes of April 9, 2019 were approved as submitted (4-0-0) BS, AM, EM, SD

On a motion by McKenzie, seconded by Belletete the minutes of May 14, 2019 were approved as submitted (4-0-0) KD, LM, BS, JB

On a motion by Despres, seconded by Sherman the minutes of May 28, 2018 to approved as submitted (4-0-0) KD, BS, AM, SD

**PUBLIC HEARING – ACCEPTANCE**

1. PB 19-08 – Millipore Sigma, Owner, Highpoint Engineering, Agent  
11 Prescott Rd, Map 256 / Lot 1.1, Zone: Industrial (with town water)

Site Plan – The applicant proposes a building expansion to lab and manufacturing space of 35,800 SF to include a 24,200 SF single-story addition and an 11,600 SF two-story construction.

On a **motion** by Despres, seconded by Sherman to accept the application as complete (6-0-0) KD, BS, LM, AM, EM, SD

2. 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.

*Member Dupuis Recused himself*

On a **motion** by McKenzie, seconded by Merrell, to accept the application as sufficiently complete (6-0-0) BS, LM, AM, EM, SD, JB

Chad Branon, Fieldstone Land Consultants has asked for a continuance due to concerns with sequencing.

On a **motion** by McKenzie, seconded by Merrell, to continue the hearing to the next regularly scheduled Planning Board meeting. (6-0-0) BS, LM, AM, EM, SD, JB

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Meeting Minutes**  
**June 11, 2019**

**PUBLIC HEARING – NEW**

1. PB 19-08 – Millipore Sigma, Owner, Highpoint Engineering, Agent  
11 Prescott Rd, Map 256 / Lot 1.1, Zone: Industrial (with town water)

Site Plan – The applicant proposes a building expansion to lab and manufacturing space of 35,800 SF to include a 24,200 SF single-story addition and an 11,600 SF two-story construction.

Presentation – John Arnold, George Carmichael, Bob MacCormack, Mike Fabiano

John Arnold - The proposed expansion involves three additions to the building, about 35,000 SF including an expansion to the lab and two exterior hallways on the north and west side of the main building. At this time there will be no additional employees.

The lab expansion is located at the front entryway of the existing building in the courtyard area. Existing lab facilities (R&D) will be consolidated and relocated. The expansion is designed to enhance the layout of facility to increase efficiency. Hallway expansions will allow the reconfiguration of the manufacturing space and allow employees egress without crossing restricted areas.

Hallway expansion on the northerly façade application requests a reduction of the 100' setback to 92'. The area is currently nose-in parking and landscape buffer. Once built, the parking will become parallel parking and 26 spaces will be eliminated. The site currently has a 50-space surplus of what is required by zoning, so capacity should not be an issue.

Bob MacCormack – Millipore's business is growing and demand for its product is increasing. The expansion will include a single story over the lab and two stories over the lobby. The lobby will be demolished and rebuilt, and the street view enhanced.

Mike Fabiano – The intent is to minimize overall impact to the site. The major change is parking. Existing parking on east side of the building is perpendicular. Because of the addition/expansion this parking will be modified. The *do not enter* signs will be moved so that the traffic circulation will be clockwise. Concerns regarding emergency vehicle access have been addressed. The site will conform to ADA standards. There will be no changes to lighting conditions. No issues with drainage or water quality. An AOT application has been submitted and is under review.

Member Merrell asked if the laboratory work would change or increase hazardous waste. Mr. MacCormack responded that laboratory functions would remain the same with no additional hazardous material being generated.

Member Sherman asked if HVAC would have to be expanded. Mr. MacCormack responded that the central A/C is sufficient to support the upgrade.

Member McKennzie asked if the parking plans will reflect one-way circulation. Mr. Fabiano responded yes.

No abutters spoke for or against.

**There being no further questions Vice Chair Meyers closed the hearing**

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Meeting Minutes**  
**June 11, 2019**

**DECISIONS**

1. PB 19-08 – Millipore Sigma, Owner, Highpoint Engineering, Agent  
11 Prescott Rd, Map 256 / Lot 1.1, Zone: Industrial (with town water)

Site Plan – The applicant proposes a building expansion to lab and manufacturing space of 35,800 SF to include a 24,200 SF single-story addition and an 11,600 SF two-story construction.

On a **motion** by McKenzie, seconded by Merrell to accept the 92' setback as presented. (7-0-0)

On a **motion** by McKenzie to approve the site plan proposing a building expansion to lab and manufacturing space of 35,800 SF to include a 24,200 SF single-story addition and an 11,600 SF two-story construction as presented and per testimony given, subject to the following conditions. (7-0-0)

Condition Precedent:

1. Submit amended plans to reflect testimony given re: parking and circulation

Condition Subsequent:

1. Submit as-built plans upon completion of project

**OTHER BUSINESS**

- Belletetes lot merger was signed
- FEMA Field Survey / Contoocook Watershed – a letter was received from FEMA notifying the town that field surveying will be taking place from May – December of this year to investigate areas for possible flood concerns (Risk MAP)
- Advisory Committee meeting for the Rt. 202 project on June 25, 8am at the fire station.

**ZONING BOARD DECISIONS** - Board members reviewed recent ZBA decisions

**ADJOURNMENT**

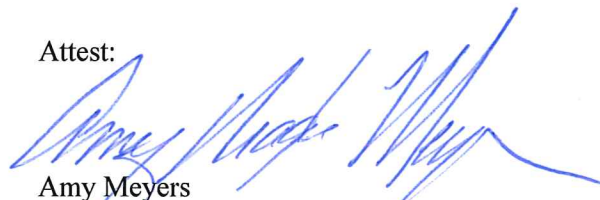
The meeting adjourned at 6:35 pm

Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Amy Meyers  
Vice Chairman, Jaffrey Planning Board