

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
March 13, 2019

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

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

PRELIMINARY CONCEPTUAL - No Action

Article II requesting approval for parking lot renovations at JGS and Rindge Memorial did not pass; therefore, the project will not move forward at this time.

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

MEETING MINUTES APPROVAL

On a motion by Merrell seconded by Farmer the minutes of the **February 19, 2019** meeting were approved as submitted (7-0-0)

PUBLIC HEARING – ACCEPTANCE

1. PB 19-01, Komez Hansen & Chantha Yin – 31 Peterborough St. Map 238 / Lot 262.1, Zone: General Business (with town water & sewer)

Site Plan – The applicant proposes a 4,512 sq. ft. commercial building with a restaurant and two lease units with associated parking and drives.

On a **motion** by McKenzie seconded by Merrell to accept the application as complete (7-0-0)

PUBLIC HEARING – NEW

1. PB 19-01, Komez Hansen & Chantha Yin – 31 Peterborough St. Map 238 / Lot 262.1, Zone: General Business (with town water & sewer)

Site Plan – The applicant proposes a 4,512 sq. ft. commercial building with a restaurant and two lease units with associated parking and drives.

Kirk Stenersen – Higher Design, LLC

The site is located across the street from the existing Athen's Pizza. The abandoned lot was once a gas station / car wash. The gas tanks have since been removed. Most recently the site was the location of Tyler's Ice Cream. It is a 1.1-acre parcel with frontage on Contoocook River located in the General Business District and Main Street Program Area.

The proposal is to redevelop the property by taking down the old buildings and replace them with a 4,500 sq. ft. building to include one main unit for Athen's Pizza and two rental units in the rear. The back portion of the lot will not be disturbed. A variance was granted to allow construction of a portion of the parking lot and building within the 75-ft wetland setback. Outdoor patio space is proposed in front of the building extending to the sidewalk. 24 parking spaces are provided parallel to the building and in the narrow portion of the lot along Peterborough St. There are two main entry doors, one located on Peterborough St. and one on the parking lot side. A driveway permit has been received for the two existing curb-cut locations. Fire access and deliveries are at the rear of building. The building will be connected to town water and sewer. A 6" fire line will also go into building for a sprinkler system. There are two existing catch basins on the site already. The

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proposal includes installation of an infiltration basin and a filtration trench. Landscaping will be done on all the parking islands and near the street, remaining area will be seeded. Comments on the Shoreland permit ask for notes to be added to the plans regarding fertilizer usage.

Member Farmer – is there fencing behind the building or between the buildings. Mr. Stenersen - there is no proposed fencing behind the building. Most of the tree line between will remain. The parking lot for the apartment building is located between the two buildings.

Member Farmer – are there doors at the back of the building. Mr. Stenersen - there is a door at the back for deliveries and one egress door facing abutting property. Interior storage only.

Chairman Gordon – what is the protection for the customers on the patio. Mr. Stenersen - at this time there isn't anything shown on the plans, perhaps large concrete planters could be used. Planner Carr - will alcohol be served outside. Mrs. Yin - there are no plans to serve alcohol outside. Member McKenzie - the planting should be extended across the patio area. Mr. Stenersen - the intention was to have a wider sidewalk.

Member McKenzie – what is the plan for the area between the neighbors parking area, is there a transition. Mr. Stenersen - it will be a grassed area. Chairman Gordon – isn't most of the site already hardscape, what is the net change. Mr. Stenersen - the change will not be substantial.

Bernie Hampsey, owns the apartment building that abuts the lot to the east. Mr. Hampsey is not opposed to the project. What are the hours of operation, will there be any unusual activities, noise or overnight activities that could disturb his tenants and what is the lighting plan.

Kevin Hampsey – will there be a compressor being used. Mr. Hampsey noted there is a fence that divides the two properties.

Mr. Hansen gave the hours of operation: Sun – Thurs: 11:00 am – 9:00 pm, Fri & Sat: 11:00 am – 10:00 pm. Everything shuts down at closing time, all deliveries are during the day and the walk-in cooler motor is inside to control noise.

Mr. Stenersen discussed the lighting plan, all lights are residential in nature, and downcast. There are two parking lot lights on the plan, one is located near the dumpster and at the other at the far corner of the parking lot near the Mill. He did not supply a photometric plan. Member McKenzie asked if there are lights on the building. Mr. Stenersen stated that lights are required to be near the doors. There is a bump-out on the apartment building side, this will partially shield the light at that door from the apartment building.

Chairman Gordon cautioned the owners to be mindful of any trash or debris on the outside of the building.

Bernie Hampsey – should the approval be delayed until Shoreland Permit is received and the lighting plan submitted. Planner Carr – the Shoreland Permit can be a condition of approval and noted that it is at the discretion of Board to ask for a photometric lighting plan.

Kevin Hampsey – what kind of lights are they and will they be on all the time.

Mr. Stenersen – they are residential in nature, not the large wall packs as you might see in a Walmart type business, they will be downcast / dark sky compliant.

Chairman Gordon – can we break up the facade a little bit. Structures need to follow the

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Design Standards. The design shows a straight facade with a flat roof. BI/CEO Deschenes noted an issue with a pitched roof, if there is roof-mounted equipment they would be required to build a platform to allow access to meet building codes. Also, roof-mounted equipment on a pitched roof would be more visible.

Kevin Hampsey – will there be music outside or a speaker system. Mr. Hansen – no to both.

Member McKenzie – According to the plans, the facade seems to meet standards. The unknowns are the location and aspect of rooftop equipment. The lighting meets requirements. Suggests using natives and shade trees in the landscaping plan.

There being no further questions Chairman Gordon closed the public hearing.

2. PB19-02, Belletetes, 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 review to consider the stormwater management peer review and environmental engineering report per RSA 676:4,I(i)

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

Jeff Kevan, TFMoran, Inc.

Jeff met with Curt Busto the engineer for Comprehensive Environmental to discuss an alternate drainage plan.

Results from Tighe & Bond came in similar to the prior sampling. They show the shallow wells still under the limits for contamination and the deeper well near Nutting Rd still considered contaminated. They suggested not having an underdrain system because it may increase the concentration of the material. Instead of using the StormTech system the design was changed to a hard pipe storage detention system in the same location. This solution was acceptable to peer review. AoT was ready to approve however the decision was delayed until after Mr. Busto and Kevan's meeting. Calculations of the hard pipe system were done; flow rates will be reduced from 2001 calculations. Drawings have been updated. A memo was sent to Planner Carr with a few minor final adjustments.

Planner Carr outlined the details of the peer review memo from Nick Cristofori, PE dated March 13, 2019. See attached.

Member Merrell – comments raised by the engineer appear to have been addressed with only a few recommendations. Planner Carr – most items have been addressed there are a few remaining recommendations.

Bob Aho, abutter – thanked Belletetes for all they have done to accommodate his requests by reducing the storm water runoff to his property, moving the building and putting up a fence between the lots.

Mr. Sterling exited the meeting, Member Weimann resumed his seat.

There being no further questions Chairman Gordon closed the public hearing.

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DECISIONS

- 1. PB 19-01, Komez Hansen & Chantha Yin – 31 Peterborough St. Map 238 / Lot 262.1, Zone: General Business (with town water & sewer)**

Site Plan – The applicant proposes a 4,512 sq. ft. commercial building with a restaurant and two lease units with associated parking and drives.

On a **motion** by McKenzie seconded by Merrell to approve the site plan for a 4,512 sq. ft. commercial building with a restaurant and two lease units with associated parking and drives as presented and per testimony given, subject to the following conditions. (6-1-0)

Conditions Precedent:

1. Submission of the Shoreland permit

Condition Subsequent

1. Submit a lighting plan that is dark sky compliant and downward directed
2. Screening of rooftop HVAC
3. Noise attenuation to comply with Land Use Code

- 2. PB19-02, Belletetes, 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 review to consider the stormwater management peer review and environmental engineering report per RSA 676:4,I(i)

On a **motion** by McKenzie seconded by Sterling to approve the revised stormwater design as presented and per testimony given, subject to the following conditions (7-0-0)

Conditions Precedent:

1. Approval of Alteration of Terrain permit
2. Final plans to be stamped by engineer with inspection and maintenance manual included

Conditions Subsequent

1. As-built plans for stormwater system including test-pit data
2. Drainage system maintenance records be kept on site

OTHER BUSINESS

Housing Workshop – JoAnne Carr

The housing workshop was held on Feb. 21 and focused on housing in the Contoocook Valley communities. It was attended by area builders, employers and realtors. Action items include needing a housing advocacy group and municipal training seminars on alternative zoning options.

In response to a question from Member Sherman, Ms. Carr explained the statutory provision 79E that allows municipalities to forgive or waive property taxes for up to five years. This could encourage development of properties like St. Patrick's School. It would need to be presented at Town Meeting for approval.

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Ms. Carr is looking for direction from the Board. Does the Board feel that zoning, in the context of housing, is enough of an issue to move forward. Chairman Gordon stated the Board agrees that housing is an issue, it should follow the path to use zoning as a tool to make housing available.

Appointments

- Robert Sherman will be recommended to the BOS to be reappointed for 3-year term ending 2022.
- Amy Meyers will be recommended to the BOS to be moved to a full member position for a 3-year term ending 2022.
- Reorganization will be done at the April meeting. Tim Gordon wishes to step down as Chair but will remain on the committee. A new Chair, Vice-chair and Secretary will need to be designated.

ADJOURNMENT

The meeting adjourned at 7:43 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board