

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
March 11, 2020

Present: Chairman Gordon, Members Merrell, Sherman, Selectmen's Representative Belletete

Absent: Member Meyers, Despres and McKenzie

Staff: JoAnne Carr, Director of Planning and Economic Development

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

PRELIMINARY CONCEPTUAL - none

MEETING MINUTES APPROVAL - none

PUBLIC HEARING – ACCEPTANCE

PB 20-03, Nora Bryant Rev. Trust, Owner, Fieldstone Land Consultants, Agent
58 Proctor Rd, Map 237 Lot 52 Zone: Rural without town water

Subdivision – applicant proposes a major subdivision (4-lot)

Jo Anne Carr – following the plan review, the primary concern was the increased traffic and speed on Proctor Rd. State subdivision approval is required for lots less than 5 ac. DPW notes limited site distance for lot 237/52.2. No waivers were requested.

On a **motion** by Sherman, seconded by Merrell to accept the application as sufficiently complete. (4-0-0)

PUBLIC HEARING – NEW

PB 20-03, Nora Bryant Rev. Trust, Owner, Fieldstone Land Consultants, Agent
58 Proctor Rd, Map 237 Lot 52 Zone: Rural without town water

Subdivision – applicant proposes a major subdivision (4-lot)

Presentation – Chris Guida, Fieldstone Land Consultants

The proposal is for a 4-lot subdivision which includes one existing home. The total parcel to be divided is 17.4 acres of which roughly 90% is fields with some wetland areas. The four proposed lots are over 3 ac. The map presented depicted lots, septic areas, wells and designated wetlands. The application for State subdivision approval is pending.

Bruce Buck, abutter stated the intersection of Harkness and Proctor Rd. is very bad. Mr. Guida stated they are trying to position the driveway on the flattest area before the slope becomes steep. Tree cutting and grading will help visibility for the driveway of lot 237/52.2. Another possibility for driveway access could be an easement from another lot however, this would require a wetlands crossing which they are trying to avoid. Member Belletete asked if the driveway could be located the further up the road. Mr. Guida stated possibly; however, it would create a large canyon-like appearance.

A common driveway is proposed to access lots 237/52.1 & 52.3. The grade on this driveway is just under 10%. Rob Stephenson, resident asked will the common driveway be considered a driveway or a road, is there a cul-de-sac at the end. Mr. Guida responded the driveway is not a road, the fire dept may require a hammerhead or cul-de-sac at the end. Mr. Stephenson asked if the driveway could curve in order to be more

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
March 11, 2020

appealing. Mr. Guida noted it makes sense to start at the highest point for better sight lines and to try to follow the contours of the land.

Ricky Gravel, abutter asked about runoff. Mr. Guida stated all driveway regs will be followed, this type of development does not require a full stormwater plan. There will be only a small amount of additional runoff in the culvert across the road.

Brendan Ringer, abutter what kind of house can be put on these lots. Ms. Carr responded the PB does not regulate that, but there is a 45 ft height limit. Joanne Buck stated she would not want the new homes to block her view. Chairman Gordon added a house can be placed anywhere on the lot as long as it is outside the buffer zone. To build inside the buffer or impact the wetlands would require ZBA approval. Mr. Guida added that due to the slope of the land new houses should not block the view.

Colleen Ringer, abutter frequently walks on the road and traffic issues should be addressed.

Bruce Buck is there a limit to how many houses can be put on a cul-de-sac. Ms. Carr stated this would be a private driveway with a turnaround, not a cul-de-sac. Only two dwellings are allowed per driveway and no multifamily houses. Mr. Guida noted it would be challenging to do any additional subdividing of this property. Member Belletete feels that this 4-lot subdivision would be about the max for this property.

Ms. Carr outlined the issues still to be addressed:

- 1) Grading and tree clearing on the corner of Proctor & Harkness for 237/52.2
- 2) Need to secure subdivision approval lots less than 5 ac.
- 3) Resolution of driveway access with DPW and Public Safety for 237/52.2
- 4) Include the easement to benefit lot 237/52.3 on the plan notes.
- 5) Present the plan on two sheets

Chairman Gordon would be interested is seeing the grading plan for the driveway of 52.2. He suggests the hearing be continued.

On a **motion** by Belletete, seconded by Merrell to continue the hearing to the next Planning Board meeting on April 14.

Chairman Gordon closed public hearing

OTHER BUSINESS – none

Tim Gordon – announced that he will be stepping down from the Planning Board. He looks forward to serving on other Town boards/committees.

Jo Anne Carr –

- Elections will be held at the next meeting. Looking for a member to serve on the Historic District Commission. Amy Meyers has expressed interest in assuming the Chair position.
- All zoning amendments have passed, JAC will work on updating the code book. Moving forward the board needs to look at codes RE housing development in town.

ZONING BOARD DECISIONS

ZBA 20-03, Tom & Lori Connolly - 276 Proctor Rd., - (2) Special Exceptions, home-base business and commercial kennel

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
March 11, 2020

ZBA 20-04, Monadnock Kitty Rescue & Adoption - 11 Plantation Dr – Variance – Catios and Fire Escape within the setback.

ADJOURNMENT

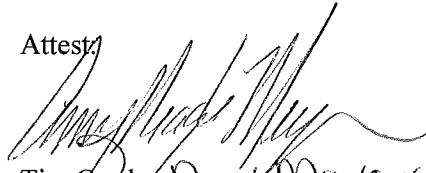
The meeting adjourned at 6:50 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:


~~Tim Gordon~~ Amy Meyers
Chairman, Jaffrey Planning Board