

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
March 21, 2023

Present: Chairman Amy Meyers, Margaret Dillon, Keith Dupuis, John Peard, Peter Maki (alt) *will vote*, Gary Arceci (alt), Nathan Flowers (alt), Kevin Chamberlain, Selectmen's Rep

Absent: Laurel McKenzie, John Brouder (alt)

Other: Tom Coneys, Thomas Ahlborne-Hsu, Jed Paquin, Charlie Turcotte, Jon Driscoll, Mike Shea, Ashley Saari, Harlan Baird

Staff: Becky Newton, Recording Secretary

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

MEETING MINUTES APPROVAL

On a **motion** by Merrell seconded by Maki the minutes for February 14, 2023 were approved as submitted. (7-0-0)

PRELIMINARY CONCEPTUAL

MJ & MJ Realty Ventures, LLC, Mike Shea - RE: St Patrick School

MJ & MJ Realty Ventures, LLC is a group of local investors interested in redeveloping the St. Patrick School property. They are in the process of acquiring the property and expect to close within the next 30 days. They hope the redevelopment of this property will alleviate some of the housing shortage in Jaffrey. The proposal is for a combination of market-rate condominium units for sale and workforce apartments for rent.

The total parcel acreage is roughly 13.357. The lot is served by, town water and sewer, is close to downtown with existing sidewalks. It is located in the General Business A and, in part, in the Main Street Program Area. They determined that it would be too costly to restore the existing structure; so the plan is to demo the school.

The preliminary plan proposes a 3-lot subdivision:

Lot 1 – Create a 1-acre lot encompassing the convent building to sell

Lot 2 – Rear acreage on the higher ground would be market-rate housing for purchase; duplex/townhouse condominium-style ownership. The curb cut closest to the school would be relocated to serve these units

Lot 3 – Lower parking lot; two 24-unit apartment buildings (workforce housing)

Mr. Shea met with Jo Anne Carr who came up with an estimated density calculation: 9.6 acres (minus the convent parcel and unusable land) with 6 units per acre = 57.6 units. They are seeking a bonus on density that would allow up to 68 units. Workforce housing would allow another 2 units per acre.

Next steps:

- Return to the PB to present a preliminary conceptual plan with drawings that would establish a baseline for density
- Acquire a variance from the ZBA to allow more than eight living units per building
- PB site plan review / apply for the conditional use permit

The Board members were united in their support of the proposal. M Dillon encouraged energy efficiency measures in construction.

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PUBLIC HEARING ACCEPTANCE

PB 23-01, Split Birch Holdings, LLC, Owner 35 Turnpike Rd, Map 239 Lot 86
Zone: Gen Business A & Main Street Program Area, with town water & sewer

Site Plan – the applicant proposes to construct 2 additional dwelling units to an existing 5-unit building.

On a **motion** by Dillon, seconded by Peard to accept the application as sufficiently complete

PB 23-02, TAC SR Holding Co LLC, Owner, Baird Paving & Contracting Inc, Owner, Jed Paquin, Agent
7 Knight St & Knight St, Map 244 Lot 96 & 96.1, Juniper St, Map 244 Lot 96.2
18 Brook St, Map 244 Lot 73 Zone: Industrial & Res B, with town water & sewer

Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision between the lands of Map 244 Lots 73, 96, 96.1, 96.2

On a **motion** by Dupuis, seconded by Maki to accept the application as sufficiently complete

PUBLIC HEARING NEW

PB 23-01, Split Birch Holdings, LLC, Owner 35 Turnpike Rd, Map 239 Lot 86
Zone: Gen Business A & Main Street Program Area, with town water & sewer

Site Plan – the applicant proposes to construct 2 additional dwelling units to an existing 5-unit building.

Presentation: Jon Driscoll

Mr. Driscoll is the owner of the 5-unit apartment building at 35 Turnpike Rd. They are seeking approval to construct an additional two units directly above the space that had once been used as a doctor's office. The area, currently open storage space, would have no headroom or structural issues. The utilities are well-stacked for easy hook-up. He is in the process of having a third-party life safety fire review and a survey completed. The existing units are rented at market rate. He considers these units to be workforce housing. There are no issues with parking. He plans to clean out the basement to create open, fenced storage areas for each unit.

A Meyers clarified that the units would be priced to meet the criteria of workforce housing. Mr. Driscoll responded yes.

J Peard stated he is in favor as it long meets life-safety standards, has adequate parking and snow storage is addressed. Mr. Driscoll noted that he intends to remove a tree in the back and relocate the dumpster to accommodate snow storage. M Dillon asked if the units would meet Energy Star standards.

Chairman Meyers closed the Public Hearing

PB 23-02, TAC SR Holding Co LLC, Owner, Baird Paving & Contracting Inc, Owner, Jed Paquin, Agent
7 Knight St & Knight St, Map 244 Lot 96 & 96.1, Juniper St, Map 244 Lot 96.2
18 Brook St, Map 244 Lot 73 Zone: Industrial & Res B, with town water & sewer

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Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision between the lands of Map 244 Lots 73, 96, 96.1, 96.2

Presentation: Tom Coneys & Jed Paquin

Mr. Coneys is proposing a technical subdivision to correct issues on his parcels. It was discovered when the survey was completed that a structure owned by Mr. Baird was on Mr. Coneys' property. Mr. Coneys would transfer ownership of approximately 1/10 of an acre to Mr. Baird to correct this. In addition, the acreage on Map 244/96.1 will increase from 1.17 to 2.5 acres, resulting in a conforming lot with frontage on Knight St.

J Carr noted in her plan review that "a right of way benefitting the Town was granted by deed and through Town Meeting of 1964 where the Town transferred this land area to the Jaffrey Community Corporation which in turn transferred ultimately to TAC Holdings." K Chamberlain added that following the preliminary hearing he was told that the road access to DPW was a *non-issue*. "There is an easement and the road has been there for well over 50 years in its current location and the road will remain there." Mr. Coneys stated, there is no easement. K Chamberlain added that the lot, as drawn, incorporates the road.

J Paquin identified the 60-foot ROW on the plans. K Chamberlain added that there was an easement to that ROW. T Coneys stated that the plan was to reserve a ROW for the Town back in 1964. At that time, the Town reserved roughly 3 ½ acres of land for the DPW and two roadways; one being Brook Street, 50-feet wide and Knight Street, 60-feet. However, Knight Street wasn't constructed on the Town's property. What was intended and what exists are two different things.

J Peard has no issues with the technical subdivision as proposed, however, the acreage in question could be an issue in the future with regard to setbacks. The Town could adversely possess that land as they have been using it since the 60s. J Paquin noted that the location of the ROW is clearly depicted in the deed, the ownership is not.

P Maki asked "there is a Town road on your property, would you be willing to relocate the road?"

A Meyers stated that the proposal before the Board is a technical subdivision to which the Board has no objections. Clarification of the ambiguous ROW should be resolved by the Board of Selectmen and Town council.

Chairman Meyers closed the Public Hearing

DECISION

PB 23-01, Split Birch Holdings, LLC, Owner 35 Turnpike Rd, Map 239 Lot 86
Zone: Gen Business A & Main Street Program Area, with town water & sewer

Site Plan – the applicant proposes to construct 2 additional dwelling units to an existing 5-unit building.

On a **motion** by Merrell, seconded by Peard the application proposing to construct two additional dwelling units to an existing 5-unit building was approved as presented per testimony given subject to the following condition. (7-0-0)

Condition subsequent:

The plot plan, signed by a licensed surveyor, shall be submitted with the as-built prior to the issuance of a Certificate of Occupancy.

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Findings of Fact:

- The application meets the requirements for acreage for the additional units
- The property is in the Main Street program area which has relaxed setbacks

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7 Knight St & Knight St, Map 244 Lot 96 & 96.1, Juniper St, Map 244 Lot 96.2
18 Brook St, Map 244 Lot 73 Zone: Industrial & Res B, with town water & sewer

Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision between the lands of Map 244 Lots 73, 96, 96.1, 96.2

On a **motion** by Peard seconded by Merrell the application proposing a technical subdivision between the lands of Map 244 Lots 73, 96, 96.1, 96.2 was approved as presented per testimony given and plan submitted. (7-0-0)

Plans include: “Lot Mergers and Lot Line Adjustments for TAC Sr Holding Company, LLC and Baird Paving & Contracting, Inc.” Dated February 14, 2023 signed and stamped Jedediah Paquin, LLS.

Findings of Fact:

- The proposal would not violate the Town Code
- The proposal would create a conforming lot and correct the issue of encroachment by Mr. Baird
- There was no opposition by abutters

PUBLIC HEARING – CONTINUED - none

OTHER

- Appointments and elections: A recommendation will be made to the Select Board to appoint Peter Maki as a full member for a 3-year term ending in 2026. Amy Meyers agreed to serve another year as Chair, John Peard agreed to serve as Vice Chair

ZBA DECISIONS

- ZBA 23-05 - Loonacy – *variance - denied*
- ZBA 23-06 - Traffie – *2 variances - approved*
- ZBA 23-02 - MilliporeSigma – *withdrawn*
- ZBA 23-04 - Epstein, Putnam & Cassel (Camp Berea) - *Request for Rehearing - denied*

ADJOURNMENT

The meeting adjourned at 6:55 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair