

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
March 22, 2022

Present: Amy Meyers, Keith Dupuis, Margaret Dillon, Ed Merrell,

Absent: Laurel McKenzie, John Peard, Jack Belletete

Other: Thomas Ahlborn-Hsu, Conservation Commission Rep

Staff: JoAnne Carr, Dir. of Planning & Economic Development, 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 Dillon, the minutes of February 8, 2022 were approved as presented. (4-0-0)

PRELIMINARY CONCEPTUAL - none

WORK SESSION

The Board continued their discussion of Res A & B districts. Res A is the more restrictive of the two. Increased density should be allowed where sewer service is available. A significant portion of Res A has access to water and sewer. Tony Cavaliere, Supt. of Utilities, stated that there is sufficient capacity of water and sewer for reasonable growth (2-4%). J Carr noted that pro-active water conservation measures can extend the life of the water supply. The water/sewer capacity should be evaluated with each application that is submitted. There is a possibility that Witt Hill Rd. will have access to sewer service.

The capacity of the school also needs to be taking into consideration when looking at growth. The historic district should remain as it is.

J Carr noted that housing is integral to the growth of the businesses in town. Zoning is not the limiting factor of the housing shortage. K Dupuis agreed, density is a limiting factor. J Carr suggested a meeting with K Dupuis and J Peard to determine the number of units per building it takes to make it cost effective to construct more housing.

A Meyers asked what are the downsides to changing the zoning districts? J Carr responded that the challenges would be keeping the character of the neighborhood and being attentive to design standards. K Dupuis stated builders should consider building neighborhoods instead of a subdivisions. Neighborhoods that have sidewalks, clubhouses, etc.

Zoning:

- Group Homes - 8-10 people who need support, such as rehabilitation or disabled. What districts are these allowed in?

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- Shoreland Ordinance – the Town ordinance isn't consistent with State statute. Coordinate with Conservation Commission.
- Open Space Development Ordinance – is not conducive to protecting open space. Consider a wider variety of housing options with higher density that would decrease the footprint. Coordinate with Conservation Commission.
- Mountain Zone – needs to be reviewed. It is so restrictive that historical businesses could lose their grandfathered status if not operating for a year. An example of this would be Patriot Stables near the Grand View Inn. The MZ is restrictive on home-based businesses.
- Short Term Rentals – J Carr has created a proposal that would define short-term rentals if they become an issue.

Planning Board:

- Master Plan Update – the Energy and Economic Development chapters are getting worked on. The energy survey is active through the end of the month. The select board has appointed a downtown revitalization committee to visualize what downtown Jaffrey would look like after the roundabout. The MP is subject to public hearing only. It does not need to go to Town Meeting.
- Energy Use Audit - M Dillon presented the preliminary findings from the energy audit of the Town buildings. There are opportunities throughout the Town to increase energy efficiency.
- J Carr distributed preliminary Master Plan survey results to review. To date 174 responses have been submitted.
- Capital Improvements Plan - J Carr noted that it is the PB's purview to update the CIP. Looking for two Board members to participate.

Other Items:

K Dupuis asked why the school not required to come before the board with proposals? J Carr responded that the RSA exempts the school. The school has occasionally come before the Board as a courtesy. K Dupuis noted that they recently installed sign does not meet the sign ordinance.

K Dupuis asked how do we address long-term maintenance issues when approving plans? J Carr there is money in the budget this year for third-party compliance reviews. The consultant from CEI will conduct site visits to address these issues and provide a report to the Building Inspector.

ZONING BOARD DECISIONS

- ZBA 21-02 – Phyllis Roy, Proctor Rd – variance granted

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ADJOURNMENT

The meeting adjourned at 7:07 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair