

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Meeting Minutes**  
**May 10, 2022**

**Present:** Chairman Amy Meyers, Margaret Dillon, Ed Merrell, Laurel McKenzie, John Peard, Keith Dupuis

**Absent:** Jack Belletete

**Other:** Mike Shea

**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 Meyers the minutes for March 22, 2022 was approved as submitted.  
(4-0-2) *LM and JP abstained*

On a **motion** by Merrell seconded by McKenzie the minutes for April 12, 2022 were approved as submitted.  
(4-0-2) *AM and KD abstained*

**PRELIMINARY CONCEPTUAL**

Mike Shea - Belletetes, Inc. – 47 Peterborough St. Map 238 / Lot 283, Zone: General Business (with town water)  
Demo existing building to construct additional parking area

Mr. Shea plans to demo the uninhabited apartment building located at 47 Peterborough Street to construct another employee parking lot. The property is zoned Gen. Business and is in the Main Street Program area. The existing employee parking lot is overflowing and parking for customers is limited. He understands that drainage could be a concern. He would request a waiver from design standards.

He would merge lot 238/283 with 238/284.1. A curb cut on 202 already exists. The egress would remain in place with traffic exiting on Bourgeois Street.

The requested waivers will be for parking and landscape setback reductions:

- Reducing the setback from 10 feet to 5 feet on the Bourgeois Street side to allow for a safe and reasonable aisle between parking spaces.
- No setback at the rear of the property to continue using the egress to Bourgeois Street.
- Allow parking on the front of the lot.

E Merrell asked why not use this for affordable housing? Mr. Shea responded that the property is not worth the investment.

M Dillon asked could the employees park across the street? Mr. Shea there is a parking issue in the plaza now and there is a safety issue because the employees have to cross the street without a crosswalk.

M Dillon asked how long have the apartments been uninhabited? M Shea stated about a year. She is not in favor of taking down two apartments to add more parking. Mr. Shea agrees that there is a need for affordable housing.

K Dupuis asked what is the plan for drainage? Mr. Shea stated that they need a system underneath the parking lot to retard the flow.

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M Dillon noted that waivers seem easy to secure, and asks, why do we have design standards if they are so often waived?

L McKenzie stated she too is disappointed that we will have more parking at the entrance to town. Efforts should be made it to keep it from being a heat-radiant, unattractive parking lot. M Dillon suggested a covered parking lot with solar panels with electric charging stations.

J Carr stated that the Main Street Program area setbacks are 15 feet, the design standards state parking should be on the side and rear, 10 feet from property line.

L McKenzie asked what will the landscaping be in the setback? Mr. Shea stated he will meet the design standard criteria for landscaping.

J Carr suggested Mr. Shea consider incorporating low-impact development techniques into the stormwater system.

**OTHER:**

Master Plan – J Carr distributed a draft of the energy chapter. Thomas Ahlborn-Hsu has agreed to edit this chapter. M Dillon shared the energy profiles for Town utilizing the EUI (Energy Utilization Index.) The EUI looks at the energy intensity of a building to identify opportunities for improvement. She noted that the Library has significantly improved the energy efficiency of their building over the past 10 years.

Zoning – Should higher density development be applied to the Res A District in the downtown area where water and sewer are available? The Select Board asked if the PB has taken any steps to allow high-density development. J Carr suggests rezoning the Main Street/North Street sections to Res B. These areas have the highest concentration of water/sewer parcels.

L McKenzie asked what is the capacity of the sewer system. J Carr stated that it is currently operating at 25% capacity. The water supply is sufficient to support a 2-3% year over year growth.

Update the definitions of mobile home - modular home – manufactured/pre-fab home. Research what other area towns are allowing for density. Consider the density in General Business.

**ZONING BOARD DECISIONS**

ZBA 22-05 Francis Demers – approved

ZBA 22-07 Sara Belletete – approved

ZBA 22-09 John Grosvenor & Cheryl Hackett – pending

ZBA 22-06 William McGonagle Jr – approved

ZBA 22-08 Darren DeWees – approved

ZBA 22-10 Charles Rosenbusch – approved

**ADJOURNMENT**

The meeting adjourned at 7:00 pm  
Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Amy Meyers  
Planning Board Chair