

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Zoom Meeting Minutes**  
**May 11, 2021**

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

**Present Via Zoom:** Amy Meyers, Ed Merrell, Keith Dupuis, Margaret Dillon, Laurel McKenzie  
Jack Belletete, William (Bud) Taylor, and John Peard (alt)

**Via Zoom:** JoAnne Carr, Director of Planning and Economic Development, Becky Newton, Jed Paquin,  
Michele Perron, David Bliss, Charlie Koch, Sharon Monahan, David Chamberlain

**Roll Call:** Amy Meyers, Ed Merrell, Margaret Dillon, Keith Dupuis, John Peard, Laurel McKenzie

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

**PRELIMINARY CONCEPTUAL** - None

**MEETING MINUTES APPROVAL**

On a **motion** by McKenzie, seconded by Dupuis the minutes of April 13, 2021 were approved as presented.  
(6-0-1) *WT abstained*

**APPLICATION ACCEPTANCE**

PB 21-04 David G Bliss Rev Trust, owner  
700 Gilmore Pond Rd, Map 228 Lot 44, Zone: Res A, with Town Water

Subdivision - The applicant proposes a 3-lot subdivision.

J Carr – after reviewing the application, DPW suggested the applicant move forward with the water main stubs and driveway/culvert work due to the paving of Gilmore Pond Rd. At this time the road paving has been put on hold for the summer months. A waiver was requested on checklist item #15.

On a **motion** by McKenzie, seconded by Dillon to accept the waiver request on checklist item #15. (7-0-0)  
EM, MD, WT, KD, LM, JB, AM

On a **motion** by McKenzie, seconded by Merrell to accept the application as sufficiently complete. (7-0-0)  
EM, MD, WT, KD, LM, JB, AM

**PUBLIC HEARING**

PB 21-04 David G Bliss Rev Trust, owner  
700 Gilmore Pond Rd, Map 228 Lot 44, Zone: Res A, with Town Water

Subdivision - The applicant proposes a 3-lot subdivision.

Presentation: Jed Paquin

The proposal is to create a three lot subdivision in the Res A district. The minimum lot size in this district is one acre with 125 feet of frontage and 30-foot setbacks. 100-foot wetland setbacks are required for the septic system and 75 feet for the building, driveway and impervious surface. The wetlands for these lots were delineated by

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Sharon Monahan. The applicant has contacted an architect for preliminary designs to construct two, single-family homes. The owner is aware that the lots will be tight.

The plans were displayed highlighting the building and septic envelopes of the two new lots. The amount of wetland will limit the development usage. Proposed lot 44.2 would be 1.03 acres and lot 44.3 would be 1.58 acres. The existing home is located on lot 44.1. The remaining acreage for this parcel would be 8.79 acres. The driveways are shown on the plans, both have ample site lines.

M Dillon asked does the building plan for lot 44.3 include a garage? J Paquin responded the DES approved septic design plan is for a house with an attached single-car garage and a shed, all within the building envelope. M Dillon stated that it is a possibility that they may come for a variance for other structures in the future. J Paquin stated it is possible.

Michele Perron, abutter. Ms. Perron lives across the street from the proposed houses and is vehemently opposed to this project. She submitted a letter to the Board with several concerns, however most of the issues in question do not fall under the purview of the Planning Board. The letter is included in the file. A Meyers noted that the job of the PB is to make sure that the proposal falls within the guidelines of the Town, which this proposal does.

W Taylor asked Mr. Paquin to discuss the design of the septic systems. He is concerned with the impact on the environment as they are designed to the maximum tolerance. J Paquin responded that they have received DES approval for both lots. The house on lot 44.3 will be a 1,400 sf cape with a 1 1/2 car garage. R Deschenes had asked for a survey layout to confirm that the construction would be outside of the wetland buffer. W Taylor asked what is the square footage of the building envelope. J Paquin responded that he wasn't sure.

J Belletete noted that Jaffrey has stricter septic setback regulations than the State which only requires 50 feet for poorly drained wetlands and 75 feet for very poorly drained wetlands. In addition, Jaffrey has larger setbacks than surrounding towns. He suggests that pins be set to make sure construction is outside the setback area on lot 44.3.

J Carr asked Mr. Paquin to describe the enviro septic system. J Paquin responded that the value of this system is that it treats the effluent more thoroughly before its released back into the ground so it is more environmentally friendly.

W Taylor asked why is setback for between 44.2 and 44.1 so large? J Paquin responded that owner wanted to retain a vegetated buffer between the parcels and ownership of the rock wall.

Charlie Koch, ConCom, asked did this create a non-conforming lot? Is there any recourse to prevent intrusion into the conservation district?

M Dillon noted that the enviro septic system has a 24" clearance with the seasonal high water table of 22". Will it be built up some and will the houses be slab on grade or have basements? J Paquin responded yes, it will be built up and both houses will have basements.

**Chairman Meyers closed the public hearing.**

J Belletete suggested a condition precedent to have the applicant pin the foundation within the building setback. J Paquin stated that was discussed with Rob Deschenes and the owner was agreeable.

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**DESICION**

PB 21-04 David G Bliss Rev Trust, owner  
700 Gilmore Pond Rd, Map 228 Lot 44, Zone: Res A, with Town Water

Subdivision - The applicant proposes a 3-lot subdivision.

On a **motion** by Belletete, seconded by Dillon the application proposing a 3-lot subdivision was approved as presented per testimony given and plan submitted, subject to the following condition. (7-0-0) EM, MD, KD, JB, WT, LM, AM

**Condition Precedent:**

The applicant pin the foundation on proposed lot 44.3 within the building setback.

**OTHER**

Elections:

Amy Meyers accepted the nomination for Chairman and Laurel McKenzie accepted the nomination for Vice Chair. The Board voted unanimously in favor of the nominations.

**ZONING BOARD DECISIONS**

ZBA 21-08 Tieger – Approved  
ZBA 21-02 Layfield– Approved  
ZBA 21-10 Farrington – Approved  
ZBA 21-11 DeWees– Approved  
ZBA 21-12 Com2 Media– Approved  
ZBA 21-13 Monadnock LLC– Approved

**ADJOURNMENT**

The meeting adjourned at 6:13 pm  
Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Amy Meyers  
Planning Board Chair