

TOWN OF JAFFREY, NH
PLANNING BOARD – PUBLIC WORKSHOP
Meeting Minutes
May 28, 2019

Present: Chairman Gordon, Members Despres, Meyers, McKenzie, Sherman, Alternate Member Dupuis and Selectmen's Representatives Belletete

Absent: Member Merrell

Staff: JoAnne Carr, Director of Planning and Economic Development
Jon Frederick, Town Manager

ConCom: Elizabeth Webster & Charlie Koch

CALL TO ORDER - Chairman Gordon called the public hearing to order at 7:01 pm.

PUBLIC WORKSHOP – Jo Anne Carr, Zoning 101

The goal of this workshop is to consider the vision for the Town of Jaffrey in ten years. What changes in zoning could be made to create a more favorable environment for development. Can the PB look for opportunities to create flexibility or remove obstacles that could encourage development.

The Board was asked to what changes have you seen in Jaffrey in the last:

10 Years: Decrease in school population
Decrease in property valuation

50 Years Decrease in independent stores, such as grocery stores, car dealerships, 5 and 10, etc.
Train no longer available

The State recommends updating the Master Plan every 5-10 years, however if there is a perceived need, it is wise to update the MP more frequently. The Downtown Plan is nearly 10 years old, except for one goal, all others have been achieved. The one outstanding item is the consideration of a neighborhood historic district for which there doesn't appear to be much interest.

Issues/Concerns/Goals

- 1) Understand potential needs for additional residential/workforce housing in Jaffrey in accordance with State statute and anticipated job growth
- 2) Explore opportunities for facilitating commercial development, eg possible expansion of GB and GBA. What kind of development does the town want?
- 3) What is the potential for increased density on existing water and sewer lines?
- 4) Consider building design as a means to expand housing opportunities eg increase height
- 5) Evaluate the differences in allowed uses between Residential A and Residential B #density
- 6) Investigate water and sewer capacity with respect to opportunities for connecting lines.
- 7) What lands are available for development. Excluding conservation lands and identified natural resources areas (wetlands, water supply etc.)
- 8) Provide opportunities for energy efficiencies and alternatives.

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Next Steps

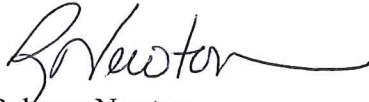
Subcommittee to include:

- 1) Planning Board
- 2) Conservation Commission
- 3) Historic District Commission
- 4) Builder
- 5) Energy/Climate
- 6) Economic Development
- 7) Select Board

ADJOURNMENT

The meeting adjourned at 8:16 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board