

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
November 12, 2019

Present: Chairman Gordon, Members McKenzie, Merrell, Meyers, Sherman, Selectmen's Representative Belletete

Absent: Member Despres

Staff: JoAnne Carr, Director of Planning and Economic Development

CALL TO ORDER – Chairman Gordon called the public hearing to order at 6:02 pm.

PRELIMINARY CONCEPTUAL –

Jackson Keane - 49 River St., Map 239 Lot 240, Zone: General Business (with town water & sewer)

Presentation: Jonathan Sistare, attorney

Appearance: Jackson Keane, Owner

Mr. Sistare presented a preliminary site plan to expand the business located at 49 River St. Original approval for a pre-owned car dealership was received in March 2017. Mr. Keane is seeking approval to allow outside display/sales of cars. He would like to add 11 additional parking spaces on site as well as a 16' x 3' sign to the front of the garage facing River Street. Mr. Keane stated he has had complaints from customers having difficulty located the business. He added there would be no flags, balloons or additional lighting and no construction.

Member McKenzie asked will there be additional paving. Mr. Sistare responded no.

Member Merrell noted the sign would need to meet the Town sign ordinance standards.

Ms. Carr suggested reconsidering the size of the parking spaces and traffic flow in/out of the site on River Street.

Paul Dione, abutter feels that this is too much parking for this size lot. Believes that the parked cars could block site lines. He suggested eliminating four spaces.

The Board requests a survey showing elevations be submitted with site plan application in December.

Charlie Koch cautions Mr. Keane to be aware of the wetlands conservation district.

Cody Gordon – Main St., Map 237 Lot 12 - Zone: Rural (with town water & sewer)

Mr. Gordon presented a conceptual plan for a four-lot subdivision on Rte. 124 near Matchpoint. The 11-ac. parcel would have a private road and four lots consisting of; two-1.5 ac lots in front, one-3 ac. lot and one 4 +/- ac. lot in the rear. The water tie-in is across the road, therefore he would like to do private wells with Town sewer, if possible. Randy Heglin, DPW was not opposed to the development being hooked up to Town sewer, however, the owner may need to upgrade from the manhole to the road. The question remains, if the development was hooked up to TS and not TW would the same restrictions apply. Member McKenzie notes the language speaks to tying into town water, not sewer.

Ms. Carr added State subdivision rules apply for lots less than five ac. due to septic placement. She added zoning for this area states 1 ½ ac. lot size with town water. This property could access both. To get the density you must tie onto Town water. Sewer hook ups are not required. The Board suggests going to the ZBA for a variance to the requirement to hook up to Town water.

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MEETING MINUTES APPROVAL

On a motion by McKenzie, seconded by Merrell the minutes of October 8, 2019 were approved as presented.
(5-0-0)

PUBLIC HEARING – NEW

1. PB19-19, Jaffrey-Rindge COOP School District - 37 Stratton Rd., Map 239 Lot 112,
Zone: Res B (with town water & sewer)

Site plan – The applicant proposes construction of a facilities garage for Conant High School

Presentation: Rueben Duncan, Superintendent of Schools

The district needs a building to protect and store large equipment. The plans include an 80' x 26' 4-bay garage, with two bays on either side and storage space in the middle. The building will be located in the parking area off Stratton Rd. This location will minimally impact parking and allows for future expansion if needed. Students, under the guidance of the Facilities Committee, will be involved in all aspects of the construction process.

Chairman Gordon notes the addition of parking and removal of homes makes the area look less residential. Could you shield the parking area better. Also, consider screening for abutters.

Member McKenzie asked how far the building is from property line. Mr. Duncan responded about 12'. Some arborvitae will be removed. The building is placed in such a way to retain most of the parking spaces. Ms. Carr noted normally the setback would be used as a buffer between lots with different uses. She asks will it be paved and striped. Mr. Duncan responded no.

Member Merrell asked would structure impact the drainage. Mr. Duncan does not believe so.

Stephanie Kavouras, abutter had several questions/comments.

- She asked for clarification of the location of building placement. Mr. Duncan stated the building is situated 12 feet from property line, not the fence.
- She expressed concerns about flooding in her back yard which began when the parking lot was constructed.
- There is a tree located behind her garage, on the school lot, that is dropping limbs on her property. Can it be taken down.
- Would you consider shifting the garage down, away from the property line.

Ms. Carr requested as-builts when the project is complete.

Member McKenzie suggested continuing the meeting to December to give time for finished drawings to be submitted.

On a **motion** by McKenzie, seconded by Meyers to continue the hearing to the December 10 meeting.

Chairman Gordon closed the Public Hearing

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PUBLIC HEARING – CONTINUED - Chairman Gordon reopened the Public Hearing

1. PB 19-13, Hillson Contractors, Inc., Owner, Fieldstone Land Consultants, Agent
52 Fitzgerald Dr., Map 244 / Lot 30 Zone: Industrial (with town water & sewer)

Site Plan – Amended site plan to construct two 6,600 SF self-storage facilities with associated paving and drainage improvements.

Presentation – Nathan Chamberlain, Fieldstone Land Consultants

Ms. Carr gave an update, the 3rd party review was received and forwarded to Mr. Chamberlain. Mr. Chamberlain stated they are working through the comments; plan changes are being made accordingly.

Member McKenzie stated updated plans should be submitted addressing comments prior to project approval. Member Merrell agrees.

On a **motion** by Merrell, seconded by Meyers to continue the hearing to the December 10 meeting.

Chairman Gordon closed public hearing

OTHER BUSINESS

Chris Guida – Fieldstone Land Consultants, building permit Annett Road (Class 6)

Mr. Guida's customer is interested in purchasing Map 257 Lot 1 on Annette Rd. A septic system is being designed for the 3.8 ac. parcel, much of which is wetland. A Shoreland Permit would be required to develop; however, it does meet the criteria. This is a privately maintained Town road. The road would require minor upgrades, including new gravel to access the proposed single-family home. A waiver needs to be acquired for emergency vehicles and access.

Ms. Carr asked does this meet the subdivision road standards. Mr. Guida responded the existing road is 16 ft wide. It accesses the two lots and would be upgraded. Ms. Carr stated the code required roads to conform to road standards that could be waived on DPW recommendations.

Charlie Koch asked what size the culvert is. Mr. Guida it looks appears to be 24".

Chairman Gordon asked for approval letters from Public Safety, DPW and ConCom.

CIP – Jon Frederick

Town Manager Jon Frederick presented the draft of the 2020-2025 CIP. Under consideration were the two options for municipal facilities:

- Option A – build a combined Town Office / Police Station
- Option B – repairs to current municipal facilities

The CIP Committee voted to move forward with option A – combined Town Office/Police Station. The cost was increased to \$5M to adjust for inflation.

The committee discussed the need to update the municipal facilities assessment. The Turner reports are over 10 years old. The official report will be presented at the December PB meeting.

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Cush Moore, resident

1. DPW will ask for a paint booth and wash stall, is it necessary.
2. Suggests the additional space in the Sally port at the JPD be used for expansion.

Zoning – Jo Anne Carr – received some comments back regarding the proposed zoning changes.

A recommendation will be made to increase density to 10 units in the residential districts where TW and TS are available. These units would need to be designated as *affordable*. Developers can apply for tax credits if they conform to affordability index. Homeowners can apply as well.

A public workshop will be held on Dec. 17th at 6:00 pm. A public hearing should be scheduled in January.

ZONING BOARD DECISIONS

- ZBA 19-12, Belletetes, approved

ADJOURNMENT

The meeting adjourned at 8:02 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board