

**DRAFT
TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
November 14, 2017**

Present: Chairman Gordon, Members Despres, Devlin, Farmer, Merrell, McKenzie, Alternate member Sherman and Selectmen's Representative Weimann

Absent: None

Staff: JoAnne Carr, Director of Planning and Economic Development

CALL TO ORDER

Chairman Gordon called the public hearing to order at 7:01 p.m. Notice of the public hearing was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen.

MEETING MINUTES APPROVAL

On a motion by McKenzie, seconded by Sherman the minutes of the September 12, 2017 meeting were approved as submitted. (7-0)

On a motion by Farmer, seconded by Despres the minutes of the October 10, 2017 meeting were approved with corrections. (7-0)

1. Edit the condition precedent to read: Add a note to the site plan stating that the owners and contractors shall practice best management practices in the removal of any material from the property.
2. Remove the condition subsequent.

On a motion by Merrell, seconded by McKenzie the minutes of the October 17, 2017 meeting were approved as submitted. (7-0)

PUBLIC HEARING – CONTINUED

PB17-12 580 Mountain Road LLC (Grand View Estate), 580 Mountain Rd., Map 212 / Lot 17, Zone: Rural (without town water)

Site Plan – The applicant proposes to amend a previously approved site plan.

The owners of 580 Mountain road have requested a postponement of one month.

On a motion by McKenzie, seconded by Merrell the public hearing on PB 17-12 580 Mountain Road LLC (Grand View Estate) will be continued at the next Public hearing on December 12, 2017 (6-0)
Member Gordon Abstained

OTHER BUSINESS

- Master Plan Discussion - Lisa Murphy, Southwest Regional Planning Commission.
The Town is contracted with the Planning Commission to update the demographics chapter.

Ms. Murphy would like to know what information is important to include as she updates the Population and Housing chapter of the Master Plan. Ms. Murphy asks if there are specific

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concerns that should be looked at. The information in this section will be valuable in that it will allow us to know if Jaffrey's housing needs are being met currently, what types of housing should be provided in the future and what zoning changes could be made to promote these goals. A good discussion was had and Ms. Murphy was provided with direction. She will make the edits suggested and provide a complete draft at the January meeting.

Member McKenzie suggested that this task be delegated to a sub-committee to further work on this data.

- J Carr: Zoning subcommittee update
Because of the late hour the zoning update was postponed and a special meeting was scheduled for Tuesday, Nov. 28 @ 6:00 pm.
- J Weimann: Pledge of Allegiance
Member Weimann suggested that the Planning Board meetings begin with the Pledge of Allegiance. The practice has been well received at the Selectman's meetings. No motion was made.
- J Carr: ZBA Update
 - ZBA 17-11A, Belletetes, Inc., 51 Peterborough St., has been appealed to Superior Court.
 - ZBA 17-20, Shelley, Debra, 82 Prospect St., Map 237 / Lot 26, Res A (with town water).

Variance – The applicant requests a variance to allow a shed no larger than 200 sq. ft. with less than the required setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1).
The application for a variance was granted. (5-0)
 - ZBA 17-21, Archetype Signworks (property of 21 Goodnow LLC). 21 Goodnow St., Map 238 / Lot 181, Res. A (with town water).

Variance – The applicant requests a variance to allow one freestanding commercial sign with an area of 8 sq. ft. and no illumination, and one flush mount/wall commercial sign with an area of 25 sq. ft. and no illumination (Land Use Code, Zoning Ordinance Section IV, 4.2).
The application for a variance was granted. (5-0)
- J Weimann: Randy Christmas
Mr. Christmas has asked to be considered for the ZBA.

ADJOURNMENT

The meeting adjourned at 9:04 p.m.

Submitted:



Becky Newton, Recording Secretary

Attest:



Tim Gordon, Chairman, Jaffrey Planning Board