

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Meeting Minutes**  
**October 11, 2022**

**Present:** Chairman Amy Meyers, Ed Merrell, Keith Dupuis, John Peard, Gary Arceci (alt), John Brouder (alt), Nathan Flowers (alt). *GA, JB and NF will vote*

**Absent:** Laurel McKenzie, Margaret Dillon, Jack Belletete *arrived at 6:28*

**Other:** Thomas Hsu, Jed Paquin, Richard & Vanessa LaJoie, Eric Healy, Bernie & Louise Watson, Deborah & Steven Thurber, Alec Kurowski, Kenneth Gray, Linda Giragosian, Dorothy Coates Poole

**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 Brouder the minutes for September 14, 2022 were approved as submitted. (7-0-0)

**PRELIMINARY CONCEPTUAL**

JEMD Development – John Noonan, Fieldstone Land Consultants

291 Squantum Road is the location of the former King Manufacturing industrial building. The plan is to demo the existing building and remove all the existing paving and concrete and replace it with a townhouse-style, multi-family development. The ZBA recently approved a variance to allow a multi-family in the Res A district.

They are in the process of hiring an architect to finalize the building design. The plan shows a total of 13 units split between two buildings. The 5.8-acre lot has access to Town water. Test pits will be done across the site to investigate soil. A communal septic is proposed on the rear section of the lot.

Parcel 242/46 is located at the front of the lot and currently has a total of six easements. A boundary lot adjustment is planned which would remove many of those. The existing loading dock and curb cut would be removed and a new curb cut would be added. Each unit would have parking for two cars with 13 additional visitor spaces on site. Screening would be provided along to back and they will plan to preserve as many trees as possible within the setback.

E Merrell asked will the area in the back be used only for septic? Mr. Noonan responded yes, the area will be used for leach field and stormwater management.

J Carr asked, do you intend for this to be affordable housing? Mr. Noonan responded, they will not be designated as affordable housing. She suggested that the applicant come in with a preliminary design showing stormwater and septic design.

G Arceci asked what is the square footage for each unit? Mr. Noonan responded approximately 1,000 – 1,250 sf.

**PUBLIC HEARING ACCEPTANCE**

PB 22-09, Richard Jr & Vanessa LaJoie and Kenneth Jr & Rhonda Gray, Owners  
141 & 149 Main Street Map 238 Lot 110 & 111 Zone: Res A with town water

Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision between the lands of Map 238 Lot 110 & 111

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J Carr - no waivers were requested.

On a **motion** by Dupuis, seconded by Peard to accept the application as sufficiently complete. (7-0-0)

PB 22-10, Steven & Deborah Thurber, Owners, 13 Cutter Hill Rd & 51 Harkness Rd  
Map 228 Lot 103 & 102 Zone: Res A and Rural with town water

Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision between the lands of Map 228 Lot 103 & 102.

J Carr this application would make map/lot 228/102 more conforming.

On a **motion** by Arceci, seconded by Brouder, to accept the application as sufficiently complete. (7-0-0)

**PUBLIC HEARING – NEW**

PB 22-09, Richard Jr & Vanessa LaJoie and Kenneth Jr & Rhonda Gray, Owners  
141 & 149 Main Street Map 238 Lot 110 & 111 Zone: Res A with town water

Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision between the lands of Map 238 Lot 110 & 111

Presentation – Jed Paquin, Paquin Land Surveying

The plan is to transfer Parcel A, as shown on the plan, from Mr. & Mrs. LaJoie to Ken & Rhonda Gray. The Parcel A area is currently being used by the Grays.

Parcel A acreage to be transferred - .067 acres  
Map/Lot 238/110 – existing: 1.488 acres, proposed 1.42 acres  
Map/Lot 238/111 – existing: .427 acres, proposed .494 acres

**Chairman Meyers closed the public hearing.**

PB 22-10, Steven & Deborah Thurber, Owners, 13 Cutter Hill Rd & 51 Harkness Rd  
Map 228 Lot 103 & 102 Zone: Res A and Rural with town water

Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision between the lands of Map 228 Lot 103 & 102.

Presentation – Alec Kurowski, Doucet Survey, LLC

Mr. & Mrs. Thurber are proposing a lot line adjustment between their two parcels, Map 228 Lots 102 & 103. The plan is to transfer 1.6 acres from Lot 103 to Lot 102. Once complete, lot 102 will meet zoning requirements of 3 acres in the Rural district. Much of the 1.6 acres being transferred is wetland and has cutting restrictions. J Carr noted that all of the existing easements and restrictions will continue in perpetuity.

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Map/Lot 228/103 – existing: 8.31 acres, proposed: 6.71 acres

Map/Lot 228/102 – existing: 1.92 acres, proposed: 3.52 acres

If Mr. and Mrs. Thurber decide to sell lot 102 this adjustment gives them control of the wooded area that is their site line to Mount Monadnock, it also increases the value of lot 103.

K Dupuis – the plan shows a 4K area, is that for a proposed leach field? Mr. Kurowski responded no, that was a DES requirement because the lot size was less than five acres, no improvements are proposed.

Dorothy Coates Poole, abutter. Are you planning to access the area that is being transferred? Mr. Kurowski responded that there are no plans for vehicular access to that area. Mrs. Poole asked could a road be added in the future? Mr. Kurowski responded that it is not feasible to build a road in the wetland.

J Peard clarified the proposal. The point of the transfer is to protect their primary home by adding more property in the back, protecting their view, and increasing the value of that lot while decreasing the likelihood that lot 102 can be developed. There is no road access to the back area.

Tom Hsu, Conservation Commission, noted that there is no impact to the wetlands.

Louise Watson, abutter. Are there plans to build a house in that area? Mr. Thurber responded no, there is no way to access it and the land is primarily wetland.

**Chairman Meyers closed the public hearing**

**DECISION:**

**PB 22-09, Richard Jr & Vanessa LaJoie and Kenneth Jr & Rhonda Gray, Owners  
141 & 149 Main Street Map 238 Lot 110 & 111 Zone: Res A with town water**

**Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision  
between the lands of Map 238 Lot 110 & 111**

On a **motion** by Peard, seconded by Flowers the application proposing a Technical Subdivision (lot line adjustment) between the lands of Map 238 Lot 110 & 111 was approved as presented per testimony given and plan submitted. (7-0-0)

Plans include: “Lot Line Adjustment Survey, between Richard A. LaJoie Jr. & Vanessa A LaJoie and Kenneth L. Gray, Jr. & Rhonda. M Gray, Tax Map 238 Lots 110 & 111 respectively, Main St Jaffrey, NH” Dated August 17, 2022 signed and stamped by Jedadiah Paquin, LLS.

**PB 22-10, Steven & Deborah Thurber, Owners, 13 Cutter Hill Rd & 51 Harkness Rd  
Map 228 Lot 103 & 102 Zone: Res A and Rural with town water**

**Technical Subdivision (lot line adjustment) – the applicant proposes a technical subdivision  
between the lands of Map 228 Lot 103 & 102.**

On a **motion** by Dupuis, seconded by Peard the application proposing a Technical Subdivision (lot line adjustment) between the lands of Map 228 Lot 103 & 102 was approved as presented per testimony given and plan submitted. (7-0-0)

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Plans include: Lot Line revision Plan for Steven A. & Deborah S. Thurber, Tax Map 228 Lot 102 & 103, Harkness Road and Cutter Hill Road, Jaffrey, NH.” Dated September 12, 2022 signed and stamped by Steven V. Michaud, LLS.

**OTHER**

- Master Plan Chapters – The Energy Chapter is substantially complete just awaiting final changes. The Economic Development survey will be distributed soon. Need to schedule dates for the public hearing, hopefully zoning changes and Master Plan can be done at the same time.
- Zoning - legislative changes relating to workforce housing. If greater density is granted for senior housing the same density should be granted for workforce housing in all zones. The EDC has asked that short-term rentals be addressed. Gary Arceci, Amy Meyers and Nathan have agreed to serve on the Zoning subcommittee. Meetings will be held prior to the November PB meeting with Public Hearings in December and January (if needed).
- Findings of Fact - every decision made the Planning Board must include findings of facts.

On a **motion** by Brouder seconded by Merrell the updated rules of procedure were approved as submitted. (7-0-0)

**ZONING BOARD DECISIONS**

ZBA 22-19 – JEMD Development, Squantum Rd (King Manufacturing) – Approved – 13-unit, townhouse-style development in the Res A district

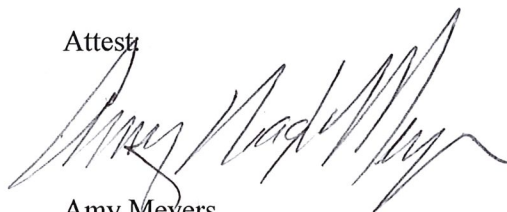
**ADJOURNMENT**

The meeting adjourned at 6:41 pm  
Submitted:



Rebecca Newton  
Recording Secretary

Attest



Amy Meyers  
Planning Board Chair