

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
October 9, 2018

Present: Chairman Gordon, Members, Despres, Devlin, Merrell, Sherman, Selectmen's Representative Weimann

Absent: Members Farmer & McKenzie

Staff: JoAnne Carr, Director of Planning and Economic Development

PRELIMINARY CONCEPTUAL - No Action

CALL TO ORDER - Chairman Gordon called the public hearing to order at 6:00 pm.

MEETING MINUTES APPROVAL

On a motion by Merrell, seconded by Despres the minutes of the July 10, 2018 meeting were approved as submitted. (4-0-2) *Members Devlin and Weimann abstained*

On a motion by Sherman, seconded by Merrell the NON-PUBLIC minutes of the July 10, 2018 meeting were approved and SEALED as submitted. (4-0-2) *Members Devlin and Weimann abstained*

PUBLIC HEARING – ACCEPTANCE – No Action

PUBLIC HEARING – NEW

Master Plan – Jo Anne Carr

Planner Carr presented a shorter version of the Master Plan, roughly 20 pages. Minor editing still to be done. The Plan includes the Vision & Community Character Chapter followed by the implementation section which incorporates recommendations from the Regional Context and Population & Housing chapters. Population & Housing and Regional Context chapters will be available on the web or by request.

Planner Carr is working with the Economic Development Council on the redevelopment of downtown. Once a final decision is made on the 5-way intersection they will to do a visioning session.

Members suggested edits on other sections of the MP. Consider examining the historical use of the Mountain Zone, consider eco / artistic-tourism uses. Look to the future to integrate the Mountain Zone to the downtown area. Encourage economic development while safeguarding the land/views.

Suggested edits include:

- Review historical land use in Mountain Zone with an eye toward updating zoning
- Consider a complete streets corridor from downtown to Jaffrey Center
- Investigate broadband enhancements including satellite, cable, telecommunication and wireless services.
- Create a historical resources map highlighting the 17th and 18th centuries, including stone walls, cellar holes, cemeteries and history of rail development/history of downtown Jaffrey.
- Update walking tours

Chairman Gordon closed the public hearing

On a **motion** by Weimann, seconded by Devlin to accept the Population and Housing and Regional Context drafts and to amend the Master Plan and incorporate the changes made at the public hearing. (6-0)

PUBLIC HEARING – CONT. - No Action

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
October 9, 2018

OTHER BUSINESS

Zoning Subcommittee – Jo Anne Carr

Looking for volunteers to help to update the zoning in the Mountain Zone. Chairman Gordon and Member Sherman volunteered to help.

A discussion was had regarding allowed housing in the Mountain Zone. Single-family homes are allowed, duplex and multi-family units are not, even though these units would have less of an impact on the landscape. Accessory units are only allowed by special exception. Encouraging the development of Inns & B&Bs could increase tourism. Consider a creative re-use of existing properties. The difference between a condo and a duplex, a condo is a form of ownership. The land is owned by a corporation and the unit owned by the individual.

Consider restricting the Mountain Zone to the 500 ft buffer along Mountain road and Dublin Road to avoid impacting entire parcels.

New Board Chair – Chairman Gordon

Chairman Gordon has reluctantly decided to surrender his position as chair due to time constraints but will remain on as a board member.

ZBA – Two agenda items were heard at the October ZBA meeting.

1. ZBA 18-09, Jed Paquin for Gideon LLC, Keith Dupuis, Owner – 31 Michigan Road, Map 240 / Lot 70.3, Zone: Res A (with town water)

Equitable Waiver – The applicant requests a waiver for a garage constructed within the setback (Land Use Code, Zoning Ordinance Section VI, 6.1).

On a **motion** by Webber, seconded by Cournoyer the request for an equitable waiver to the existing non-conforming setbacks was granted as presented and per testimony given. (5-0)

2. ZBA 18-10, Komez Hansen & Chanta Yin – 31 Peterborough St. Map 238 / Lot 262.1, Zone: General Business (with town water)

Variance – The applicant requests a variance to allow construction of a building, parking and drives within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.7).

On a **motion** by Durand, seconded by Cournoyer to allow construction of a building, parking and drives within the wetland conservation district as presented and per plan submitted. (5-0) The plan submitted is on file with this office dated September 6, 2018.

ADJOURNMENT

The meeting adjourned at 7:09 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board