

**TOWN OF JAFFREY, NH  
PLANNING BOARD  
Meeting Minutes  
October 10, 2023**

**Present:** Amy Meyers, Chair, Members, Peter Maki, John Peard, Keith Dupuis, Franklin Sterling, Selectmen's Rep, Nathan Flowers (alt) *will vote*

**Absent:** John Brouder, Margaret Dillon, Gary Arceci (alt)

**Other:** Thomas Ahlborn-Hsu

**Staff:** Jo Anne Carr, Planning & Economic Director, 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 Flowers, seconded by Sterling, the minutes for August 8, 2023 were approved as amended. (6-0-0)

**PRELIMINARY CONCEPTUAL** - none

**APPLICATION ACCEPTANCE** - none

**PUBLIC HEARING** - none

**OTHER BUSINESS**

**Grant award:** The grant was favorably received and provisionally approved. A review of zoning will be done in the spring.

**Zoning:**

6.4. Clarification of the narrative. It should read *Multi-Family is permitted* in General Business instead of *Workforce and Senior Housing*.

6.3.2. Consider the maximum number of eight (8) living units per building. This limitation could be cost prohibitive, particularly with Workforce & Senior housing. As a general rule, 24 units is the break-even point for construction.

There was general support for increasing the number of units/building in these districts.

- KD - more units per building is less impact on the land.
- JP - the downtown area is the perfect location for increased density. There are benefits of living in a walkable downtown.
- FS - eight units is too few units per building.
- NF - Currently PB applications are conditionally approved. A variance for an increase in units/building can be requested.
- TH - NH conservation guidelines are urging towns to increase density in areas where there is water/sewer. There is an aging population that would benefit from living in a walkable location.
- AM - are there ways to reduce utility costs to tenants by making the units more energy efficient?
- TH – it is more energy efficient to put more units in a building.
- JC - take a look at the number of required parking spaces, two spaces per unit may not be necessary. Consider setting aside land for future parking if needed.
- AM - look at other towns that are doing a good job of expanding while maintaining their rural character.

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The Board requested analysis of existing multi-family units/buildings and sample what other towns have done to accommodate workforce housing.

- Res A & B – would it be reasonable to allow one single-family unit, on a ½ acre parcel, on lots that have Town sewer (or a community septic system within an OSDP)? J Carr identified the affected parcels on the zoning map. There are few parcels available in these districts with enough buildable land to accommodate an OSDP.
- Gen Bus & Gen Bus A – the minimum lot size of 1 acre seems excessive.

There was no consensus on the last two questions.

**ZBA DECISIONS**

- ZBA 23-21 - Norby – variance - approved
- ZBA 23-22 – Petkovich – special exception & variance - approved

**ADJOURNMENT**

The meeting adjourned at 5:50 pm

Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Amy Meyers  
Planning Board Chair