

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
September 10, 2019

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

Staff: JoAnne Carr, Director of Planning and Economic Development

CALL TO ORDER – Chairman Gordon called the public hearing to order at 5:59 pm.

PRELIMINARY CONCEPTUAL - none

MEETING MINUTES APPROVAL

On a motion by McKenzie, seconded by Sherman the minutes of August 13, 2019 were approved as amended. (6-0-1) *Chairman Gordon abstained*

On a motion by Sherman, seconded by McKenzie the minutes of the August 19, 2019 Site Walk were approved as presented. (6-0-1) *Chairman Gordon abstained*

PUBLIC HEARING – ACCEPTANCE

1. PB 19-14, Pitch Perfect, LLC, Owner, 44 River St.
Map 239 / Lot 79 Zone: Gen. Business & Main St. Program Area (with town water & sewer)

Minor Subdivision - the applicant proposes a two-lot subdivision

Ms. Carr need to address stormwater runoff.

On a **motion** by McKenzie, seconded by Despres to accept the application as substantially complete. (7-0-0)

2. PB 19-15, DJF Properties, LLC, Owner, Ed Rogers, Agent, 283 Squantum Rd.
Map 242 / Lot 44.1 Zone: Res A (with town water)

Minor Subdivision - the applicant proposes a three-lot subdivision

On a **motion** by McKenzie, seconded by Merrell to accept the application as substantially complete. (7-0-0)

PUBLIC HEARING – NEW

1. PB 19-14, Pitch Perfect, LLC, Owner, 44 River St.
Map 239 / Lot 79 Zone: Gen. Business & Main St. Program Area (with town water & sewer)

Minor Subdivision - the applicant proposes a two-lot subdivision

Presentation: Tim Foley, Owner

Applicant is proposing a two-lot subdivision at 44 River St. This property lies within the Main Street overlay district therefore there is no minimum lot size or required frontage. Structures are allowed to be built up to the lot line if necessary as long as there is a 15-ft setback from adjacent buildings.

This is an existing lot with .47 ac and a home currently being renovated. The barn on the lot was removed. The proposal is to divide the parcel into two lots, one .22 ac and the other .24 ac. DPW has asked that the

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driveway be located on the northern edge of the property and to have trees on Charlonne cut down, to provide site distance.

Mr. Foley presented a drawing of proposed home, a 3 bed/ 2 bath home with a 2-car garage with driveway and turnaround. The house would have a crawlspace foundation.

Member McKenzie asked where snow storage is, will it impact the street. Mr. Foley does not anticipate large snow banks, these are “snowblower” driveways. Both lots have area in the yard for storage.

Paul Dionne, abutter on River St. - concerned about additional driveways on Charlonne St.

Preston Wakeman, abutter - everyone goes up Charlonne St. to get to Rt 124. People drive very fast up the hill, also concerned about an additional driveway.

Ms. Carr noted that the board *could* allow a shared driveway, however DPW does not recommend them. Member Belletete also noted that a shared driveway will not change the number of cars coming out onto Charlonne.

Member McKenzie notes zoning requirements suggest parking should be in the rear.

Chairman Gordon closed the Public Hearing

2. PB 19-15, DJF Properties, LLC, Owner, Ed Rogers, Agent, 283 Squantum Rd.
Map 242 / Lot 44.1 Zone: Res A (with town water)

Minor Subdivision - the applicant proposes a three-lot subdivision

Presentation – Ed Rogers, Rogers Engineering Solutions

The applicant is proposing a three-lot subdivision at the corner of Squantum Rd. and Darcie Dr. The existing 3.65 ac lot houses a three-unit apartment building. The soil is well-drained with no wetlands on the site. The three-lot proposal would include two one acre lots with driveway access on Darcie leaving a 1.62 ac lot for the apartment building. Water will be connected on Darcie Dr. Preliminary septic system designs have been prepared and will be submitted to DES pending approval. DES has granted subdivision approved.

Ms. Carr asked about the location of the garden, currently shown on the center lot. Mr. Rogers stated the garden will be moved to the main parcel.

Jeanne Bergeron, neighbor is concerned about ground contamination from King Mfg. Mr. Rogers is not aware of ground contamination issues. The new houses will be on Town water, so no dug wells will be used.

Kevin Chamberlain, abutter asked when the lots be developed and for clarification of property line and septic setbacks. Mr. Rogers stated construction could start as early as this fall.

Katrina Yurenka, abutter concerned about noise during construction. Ms. Carr noted there is a noise ordinance that regulates construction hours.

Chairman Gordon closed the Public Hearing

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PUBLIC HEARING – CONTINUED - Chairman Gordon reopened the Public Hearing

1. PB 19-12, Kathleen VanDyke, Owner, Jed Paquin, Agent
65 Dublin Rd, Map 229 / Lot 8.9 Zone: Rural, Mountain Zone District (with town water)

Site Plan – Amended site plan to remove the proposed garage, retaining wall and pathways at the rear of the building and provision of a paved parking lot for 10 cars in its place

Presentation – Laura Dodge, Esq. and Jed Paquin, Paquin Land Surveying

Ms. Dodge submitted a revised plan showing updates to landscaping and lighting as suggested at the site walk. Ms. Dodge asked if the members who were unable to attend the August meetings would vote. Both Chairman Gordon and Member Meyers have read the minutes and visited the site and will vote.

Chairman Gordon asked if the revised plans should have been submitted prior to the meeting to allow time to review them. Ms. Carr reminded the board that policy is to have materials submitted two weeks prior. Mr. Paquin said there are no significant changes to this revised plan. Member McKenzie notes after a quick review of submitted plans, she feels the landscaping plan is inadequate for site. Member Belletete suggests the plans be more specific regarding landscaping and to create a berm. Would like to see the project move forward, Despres agrees.

Member Merrell is concerned about enough space in the parking area for cars to park and turn around in. Mr. Paquin states spaces are 9' x 18'.

Mr. Gordon suggested that the board would hear what has been submitted. Mr. Paquin presented the revised plans submitted tonight. Lighting will be kept to a minimum. He asked for additional input/clarification of landscaping requirements and added screening. Member McKenzie indicated that screening needs to shield the cars from the public and should be evergreen to provide four-season coverage. Ms. Carr observed that in 2006 a full drainage plan was submitted to handle stormwater runoff, as well as a full landscaping plan both stamped by certified individuals. It is not up to the PB to design a new landscaping plan, board and staff are here to review submitted plans. The Site Plan Regulation and Checklist is available to guide applicants with their submissions. Chairman Gordon suggests hiring a landscape architect. Member Belletete suggested the Board require an engineered drawing on the stormwater management, landscaping plans and snow storage. Chairman Gordon added the quality of the landscaping on this project is important, more effort is required. A stamped plan should be submitted two weeks prior to the meeting for staff review.

Member McKenzie asked will the parking lot be gravel or asphalt and notes the proposed parking lot is virtually the same elevation as the road, thereby it needs landscaping for screening. Does runoff impact abutters, how is the slope stabilized, how will parking area be shielded from public?

Mrs. Short added the abutter the parking lot is not lower than the street. The Mountain Zone is there to protect the character. Garages helped hide the fact that it was condos.

Don MacIsaac and Jack Minter submitted letters which were read into the record. See attached.

With respect to concerns regarding outdoor storage of materials, recreational vehicles and other accessory items, Ms. Dodge stated condo by-laws address storage issues. The original by-laws were approved by Town Council in 2006 but were not recorded until 2018.

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Mr. Paquin stated that the driveway has received NH DOT approval which meets minimum safe-site distance requirements. That permit will need to be renewed. Member Merrell has a concern about the location of the driveway. Member Belletete notes that location of the driveway has not changed since the 2006 approval.

On a **motion** by McKenzie, seconded by Sherman to continue the hearing to the October Planning Board Meeting. (7-0-0)

Note: plans should be submitted one week prior to the October meeting. Ms. Dodge clarified that plans should be stamped by an engineer showing proposed changes for grading, paving, runoff and landscaping. Ms. Carr noted waivers have not yet been approved, make sure to address check-list items.

PUBLIC HEARING – DECISIONS

1. PB 19-14, Pitch Perfect, LLC, Owner, 44 River St.
Map 239 / Lot 79 Zone: Gen. Business & Main St. Program Area (with town water & sewer)

Minor Subdivision - the applicant proposes a two-lot subdivision

On a **motion** by McKenzie, seconded by Meyers to accept the proposed two-lot subdivision subject to the following condition. (6-0-1) *Member Belletete abstained*

Condition Subsequent - Any structure built on the new lot will provide either a two-car garage or parking in the rear.

2. PB 19-15, DJF Properties, LLC, Owner, Ed Rogers, Agent, 283 Squantum Rd.
Map 242 / Lot 44.1 Zone: Res A (with town water)

Minor Subdivision - the applicant proposes a three-lot subdivision

On a **motion** by McKenzie, seconded by Meyers to accept the proposed three-lot subdivision. (7-0-0)

OTHER BUSINESS

W.W. Cross Update – JoAnne Carr reported that the sub-committee met on Sept 5 and will reconvene on the 25th. Hoping to come to the Board in October with a concept plan for the property.

Zoning – JoAnne Carr has gone through code book and made housekeeping changes to be addressed in preparation of Town Meeting. No changes to Mountain Zone, however, she does have suggestions for the Innovative Land Use Plan.

Voluntary Merger - Paul & Peggy Despres, 134 Hadley Rd., Map 254/22 & Map 254/21 was signed.

Tim Gordon – expressed his gratitude to the Board members for their service on this committee.

Airbnb - Bob Sherman found four sites in the Mountain Zone listed on the Airbnb site. Airbnb collects meals and rooms tax revenue and sends it to the State. During the last fiscal year, the State collected 68M. These funds are allocated by population to the towns. Jaffrey received \$276,000, Rindge \$317,000, Peterborough \$335,000. He questions the allocation formula. Member Meyers noted that Airbnbs are not held to the same standards as commercial properties.

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ZONING BOARD DECISIONS – two items were approved this month.

1. ZBA 19-10, Denise & Scott MacKenzie, Owners, 12-14 Adams St.
Map 239 / Lot 44 Zone: Gen Business (with town water)
2. ZBA 19-11, Jaffrey Rehabilitation and Nursing Center, Owner, 20 Plantation Dr.
Map 243 / Lot 31 Zone: Industrial (with town water & sewer)

ADJOURNMENT

The meeting adjourned at 7:48 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board

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Don MacIsaac
19 Stony Brook Rd.
Jaffrey, NH 03452
September 10, 2019

Jaffrey Planning Board
Town of Jaffrey
10 Goodnow St.
Jaffrey, NH 03452

Dear Planning Board Members:

The purpose of this letter is to express my concerns with PB 19-12 (an amendment to PB 06-02).

PB 06-02 included provisions for two 4-car garages and four uncovered parking spots for each garage (16 total parking capacity). PB 19-12 is an amendment to delete the provisions for the garages/parking spots and locate a reduced parking area (10 spots) to a gravel area within in close proximity to Dublin Rd.

A significant issue with this major change is safety. The proposed parking area (10 spots) is not only extremely tight, but also fails to allow for overflow parking. Case in point, since the proposed parking area was full, at least one of the attendees at the 8/19/19 Site Walk parked along and close to Dublin Rd. This area is over the brow of the hill; sight distances to vehicles parked parallel to the building are limited. Understand that there is no room for evasive action along Dublin Rd. The other side of Dublin Rd. has no shoulder and borders on a 7' drop in elevation. Note the Planning Board shares jurisdiction over the safety and adequacy of every driveway (ref. RSA 236:13.VI).

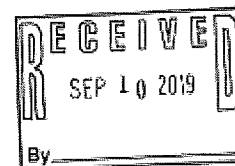
My recommendation is to maintain the 16-car parking/garage area (not necessarily the garages themselves) as originally proposed. The currently proposed area (PB 19-12) is not only cramped as shown, but also is a 38% reduction in capacity from the original proposal. In addition, I believe that "No Parking" signage should be displayed and enforced along that section of Dublin Rd.

I request that this letter be entered into the record of this proceeding.

Concerned Citizen,



Don MacIsaac //PB 19-12 letter



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Jack and Stephanie Minter

194 Mountain Road
Jaffrey, NH 03452
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Phone 603.532.7486
jim1209@mac.com

Jaffrey Planning Board
Town Of Jaffrey
10 Goodnow St
Jaffrey, NH 03452

Dear Planning Board Members:

I am sorry I am unable to attend this meeting. I am, therefore, writing to express my concern with PB 19-2. I agree that the town may need to work with Ms. Van Dyke to allow for the completion and sale of the Annex, but most important is what is best for the Annex property and the neighborhood. That is what will live on after any decision is made.

In 2006 the Jaffrey Planning Board approved a proposal by Jeffrey Torrance to permit the Shattuck Annex to be converted to a four unit condominium on only 1.75 acres in the Mountain Zone. But with that spot zoning, the Planning Board required the Annex to have at least ten parking spaces, eight of those being in two detached garages that were away from the entrance to the property and mostly out of sight from Upper Dublin Road. Because of all the stairs, most likely these units will be owned by younger people and that would most likely mean at least 2 vehicles. It also probably means storage of all the miscellaneous items that young tenants might have such as ATVs (with their accompanying trailers), snowmobiles (with their accompanying trailers), kayaks, bikes, etc, etc. All these need a place to be stored and the current proposal does not allow for any of that. Where the current parking area is proposed, it is so congested that it will be difficult to accommodate 8 or 10 cars and trucks with barely enough space to turn the vehicles around. Where would the "toys" be kept? Where would more than two visitors' cars be park that would not decrease the safety on the Upper Dublin Road?

There is an inherent danger in the driveway location because of the limited line of sight to the north (about 375 ft and at the crest of the hill), and because of the speed and volume of traffic on the Upper Dublin Road. Local residents will learn there is a driveway there, but Mt. Monadnock hikers and campers will not. This will likely be compounded by an overflow of cars, trucks and "toys" in the driveway of the Annex and is a problem that can be avoided by moving the parking away from road to the west side of the Annex. Also how good will the visibility of that driveway be in the winter when snowbanks line Upper Dublin and how well will cars in that driveway see other cars down in the swale before the hill?

I think it is essential that the Planning Board not compound the problems created by the 2006 spot zoning. Instead I would recommend that the Planning Board still require sheltered buildings, at least a carport, and away from the Upper Dublin Road. It is a matter of traffic safety as well as the visual welfare along Jaffrey's designated scenic road.

Jack Minter

