

**TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
September 11, 2018**

Present: Members, Devlin, Despres, Farmer, Merrell

Absent: Chairman Gordon, Members McKenzie, Sherman, Selectmen's Representative Weimann

Staff: JoAnne Carr, Director of Planning and Economic Development

PRELIMINARY CONCEPTUAL - No Action

CALL TO ORDER - Chairman Pro-Tem Devlin called the public hearing to order at 6:01 pm.

MEETING MINUTES APPROVAL - None

PUBLIC HEARING – **ACCEPTANCE** – No Action

PUBLIC HEARING – **NEW** – No Action

PUBLIC HEARING – **CONT.-** No Action

OTHER BUSINESS

Master Plan Update – Jo Anne Carr

A draft of the new condensed master plan was shared. The full master plan will be available on the website when complete. Ms. Carr would like to put the Master Plan forward for public hearing in October. During the review of the document the Board discussed options for workforce development as well as affordable housing opportunities. Millipore hopes to add 300-500 jobs by 2022, will there be enough housing for new employees. Items to consider include changes to the Mountain Zone to allow development, co-housing or multi-use districts. Ms. Carr will update the draft for the public hearing.

Another item to consider is raising the threshold for elderly exemptions. Current income limits for a single is \$24,000, married is \$30,000.

On a **Motion** by Merrell, seconded to Farmer to bring the Master Plan to public hearing in October. (4-0)

ZBA – Two agenda items were heard at the September ZBA meeting. Both items have site visits scheduled.

1. ZBA 18-07, Kevin & Kathy MacKenzie – 400 Thorndike Pond Road, Map 235 / Lot 18, Zone: Rural (without town water)

Variance – The applicant requests a variance to allow construction of a single-family home within the required setbacks (Land Use Code, Zoning Ordinance Section VI, 6.1).

Variance – The applicant requests a variance to allow construction of a single-family home within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.3 & 20.7).

2. ZBA18-08, J & B Construction (Chris Ciampa, Owner), 26 Michigan Rd., Map 240 / Lot 58, Zone: Res. B (with town water)

Variance – The applicant requests a variance to allow construction of a detached garage within the required setbacks (Land Use Code, Zoning Ordinance Section V, 5.7 and Section VI, 6.1).

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Variance – The applicant requests a variance to allow construction of a detached garage within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.3 & 20.7).

OTHER BUSINESS

Roundabout demo will be held at ConVal Saturday, Sept 15 at 10:30 am. A drone video be taken.

ADJOURNMENT

The meeting adjourned at 6:52 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board