

TOWN OF JAFFREY, NH
PLANNING BOARD
Site Walk Minutes
August 19, 2019

Present: Sherman, Chair, Despres, McKenzie, Merrell, Belletete
Staff: Carr, Deschenes
Public: Jack Minter, Paul Amato, Tanja and Len Short. Pat and Don McIsaac
Applicant: Kathleen VanDyke, Tim Foley Jed Paquin

Convened 4:00 Continuing Public Hearing, PB 19-12
Shattuck Inn Annex

J Paquin began the walk at the proposed curb cut on Dublin Road. The center line and proposed parking area have been staked out. The common drive will be 20 feet in width, and there is 400 feet of sight line on the road in either direction.

J Minter questioned the number and size of the spaces.

J Paquin responded in order to meet the setback requirements, the parking area is pushed closer toward the building. There will be 5 spaces on each side, total 10 spaces at 9' x 18'.

P Amato asked about the extent of fill as the driveway drops down to meet the building at grade.

L Short stated that the original plan as approved included the garages and parking in the rear of the building, that is material to the approval and considers this plan to be a substantial change. J Minter concurs.

J Paquin continued the description of the parking area, it will run 45 feet along Dublin Road as close to the road as possible, using the existing gravel area. The height of the proposed garages was demonstrated through the use of a grade rod at 25' above existing grade. The retaining wall will not be built if the revised plan is accepted.

D McIsaac suggested that a new landscaping plan would have to be submitted. J Paquin responded that new landscaping would only apply to the parking area, the remaining area would be naturalized. J Belletete noted that the steep bank should be stabilized, regardless of the landscaping plan.

J Carr asked what is the access to the back of the units. K Van Dyke responded there will be no direct access, residents would have to exit through the front doors to access the rear lawn area and basement storage. L McKenzie followed on with a question to meeting building code with no back doors. R Deschenes responded that with the large doors to the porches, residents could access the exterior. As the building is sprinkled, there is no requirement for a second egress in the building code. L McKenzie noted, then all access to the units is through the front porch and ramp.

L McKenzie asked about the lighting plan. J Paquin responded that the end unit would have a flood light over the door. K Van Dyke noted that they would like to have a motion sensor light and low lights (in height) along the front walkway. In response to the question on snow removal K Van Dyke stated that there is no change in the plan, the plowing and maintenance is contracted out.

R Sherman reminded attendees of the neighboring uses, the golf course and function hall. He asked whether the condominium document specifies maintenance of common areas. J Carr indicated there was limited specificity in the documents. The documents were reviewed and approved by former Town Manager/Town Counsel Sistare in 2006. These will be sent out to the board for review.

L McKenzie asked if the landscaping and light plans could be ready for the next Planning Board meeting. T Short asked why the parking couldn't be kept to the rear of the building with a smaller structure such as a carport? Most people like to have a cover over their cars.

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P MacIsaac asked about the location of the dumpster as it had originally been planned to be hidden near the garages. It will be shown on the revised plan set.

D MacIsaac asked about the proposed use of the buildings and what about overflow parking. J Paquin indicated that would depend on the occupant, and the parking is limited to 10 spaces.

J Carr as to proposed uses of the units does include an allowance for the owner to lease the space. P Amato noted then that there is nothing to prevent a single owner of all four units and leasing them. J Minter noted that these units could be leased/sold to younger people who would likely have outdoor gear such as ATVs, snow machines and etc. with no control over storage. J Paquin suggested that if the neighbors were concerned about outdoor storage of equipment, then they should talk to the occupants directly.

R Sherman noted abutters' concerns and continued the hearing to September 10 at 6pm.

Submitted:

Attest:



Jo Anne Carr
Planning & Economic Development Director



Bob Sherman
Chairman Pro Tem, Jaffrey Planning Board