

TOWN OF JAFFREY, NH
PLANNING BOARD
Site Walk Minutes
December 14, 2018

Present: Gordon, McKenzie, Sherman, Merrell, Sterling, Despres,
Farmer excused
Staff: Carr, Deschenes
Cons Comm: C. Garretson, E. Webster
Public: F McBride, R Aho, R Christmas, S Little
Applicant: M Shea, J Kevan, D Belletete

Convened 3:30 pm: Continuing Public Hearing

Walk began long Peterborough St from the parking area toward Sunset Lane. The existing apartment building and driveways will remain as they are. The gray house on lot 245/94 will be demolished. Question regarding the elevation of the existing culvert at the southerly corner of this lot and the manhole draining the state route. The pipe is approximately 115' long. Concern was raised of the condition of the pipe and ongoing maintenance with respect to proposed construction activities. There was some discussion regarding deed language about the DOT rights to maintain the drainage area. Deeds will be acquired and included in the file. M Shea said that the pipe was extended without their knowledge, they didn't own the properties at the time.

Question regarding existing tree line and buffers (50% of setback) to the residential uses as required by the code. All the trees on the property will have to be removed due to grading and elevation changes. There was some question as to how to re-establish some buffer.

S Little enquired as to the elevation of the toe of slope with respect to the existing drainage pipe (note above). Will the pipe be exposed as a result of the grading? That will have to be confirmed through a review of the grading plans.

L McKenzie asked whether this site falls within the downtown TIFD at it may impact the tax rate? This site is within the TIFD.

Plantings/screenings will start at the hydrant at the corner of the lot heading NE. Existing screening along Sunset Lane will be removed as there will be a 5' elevation change and grading up to the property line. It was noted that a buffer will be needed.

T Gordon asked for a sense of scale with respect to the existing house, will the new structure be as tall? It is not a n appropriate measure. The question was deferred until we could see a similar structure on site.

The existing driveways which accessed the residential properties will be removed and granite curb set. The new structure will be set 44' from the front property line.

R Aho wondered what the buffer to the rear of the lot would be comprised of? The mature white pine stand may have to be removed (unclear where the property line is as no markers were set out). The plan is to grade within 5-6' of the property line. The planned buffer includes arbor vitae, white spruce and fencing. Edge of pavement is proposed to be 16' from Sunset Lane and 30' in the rear by Aho.

C Garretson requested the site walk include an inspection of the current discharge pipes along the Aho/Belletete boundary. J Kevan stated that no changes would be made to the DOT outlet or piping system, it will remain separate from the entire site drainage plan.

Moving down to the corner of the Belletete's yard where the two pipes outlet (still on Aho property), L McKenzie asked about the proposed change in grade with respect to the newly proposed gravel wetland. Kevan stated that the outlet pipes will remain in place and serve the new system. The discharge depth of the pond with respect to the stream 992'/992'. There was some question as to the exact elevations which need to

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be addressed. L McKenzie noted that the construction of the pond will need side stabilization at the northerly side on the property boundary. J. Kevan confirmed that one pipe (DOT drainage) does bypass the pond and treatment system. H also confirmed that the volume of runoff will increase, but that the rate of flow is attenuated.

Walking back crossing the area where the stormtech #1 is proposed entering the sideyard of the site, a comparison of the existing structure to the new proposed can be made. The existing storage rack is about 120 x 60 and the proposed is 155 x 84 – 30% larger building. (approximately). Will there be more equipment need to serve the building – M Shea answered No.

Several participants noted that stormtech #1 is located in an area of fill – there was a general question on how stormwater is managed at this location.

S Little asked whether the existing leaching catch basins were installed to spec as proposed in an earlier site plan approval? J Kevan responded that all that flow will directed to the new basin. T Gordon asked for clarification whether all the new paving would be directed to the new stormwater wetland? J Kevan responded yes.

L McKenzie noted that snow storage should have a buffer to protect the gravel wetland. She also enquired whether the entire site had to be made impervious. M Shea responded that pervious surfaces are too difficult to maintain.

The walk continued past the maintenance garage to be demolished, which will clear some space for traffic flow to the lower are of the new garage. Now overlooking the area toward Nutting road. J Kevan explained that the trees will be removed. R. Christmas remarked that then there is no buffer from the view of the houses on Nutting road to the buildings up above. Again, the question of maintaining a buffer to the residential properties on either side was raised.

R Aho noted that the state wetland permit was held pending the final Alteration of terrain permit, which includes a contingency that work within a certain distance requires a written agreement with the abutters.

R Sherman asked why not demo the existing building and rebuild in-situ?

T Gordon raised the issue of the Elite Laundry Groundwater Management zone and the potential for relocating the monitoring wells. J Carr has asked for an advisory letter from the consulting engineer on the Elite Laundry project – that should be forth-coming by the end of next week.

M Shea submitted a formal request to waive the Design Standards for this project. That will be included with the file.

The Hearing was continued to the regular January meeting on the 8th at 6pm.

Respectfully Submitted,



Jo Anne Carr
Planning & Economic Development Director



Tim Gordon
Planning Board Chair