

**TOWN OF JAFFREY NEW HAMPSHIRE  
ZONING BOARD OF ADJUSTMENT  
Site Walk Minutes  
July 10, 2023**

**SITE WALK**

**The hearing reconvened at 125 Michigan Rd at 3:10 pm**

**ZBA 23-18** Laurence & Valerie Clayton, Owner, HDA Carpentry, Agent  
125 Michigan Rd, Map 240 Lot 98, Zone: Res A, with town water

Variance – The applicant requests a variance to construct an accessory structure with the 75-foot wetland buffer. (Land Use Code, Zoning Ordinance Section XX, 20.3, 20.4, 20.4.9 & 20.13)

**Present:** Chairman Lee Sawyer, Members Marc Tieger, Erlene Brayall, Walter Batchelder, Judy Lucero, Andy Cotzin, Larry Clayton, Gary Cottrell, Dan Jameson, Elizabeth Webster, Conservation Commission, Rob Deschenes, Code Enforcement/Building Inspector. Recording Secretary Newton was present at deliberations.

Andy Cotzin identified the proposed locations of the structure and wetland buffer on site and explained the building construction and layout.

E Webster asked, are there any protections in place for oil/fuel spillages? R Deschenes responded a best management practices (BMP) could be requested. M Tieger asked, what will the building be used for; will there be there be any oils, chemicals or solvents stored in the building? Mr. Cotzin responded the building will be used for cold storage/workshop. No hazardous chemicals will be stored there. M Tieger asked for confirmation that the building would not have a floor drain. Mr. Cotzin confirmed that it would not.

E Brayall noted that they are asking for a 29-foot encroachment into the 75-foot wetland buffer.

E Webster asked, have there been any issues with flooding during the recent heavy rains? Mr. Clayton responded no. R Deschenes noted that the slab elevation would be higher than the driveway. They are not on the flood plain. The elevation of the driveway is 1,018 and the flood plain is 1,013; the floor level should be higher than the flood plain.

**The hearing reconvened for deliberation at the Town Office at 3:30 pm.**

Elizabeth Webster – Conservation Commission, regrets to see more intrusion on wetland buffers, but has no specific objections to this proposal.

**Chairman Sawyer closed the public hearing**

**Findings of Fact:**

- The site was inspected by the ZBA on Monday, July 10 and was staked out adequately to show the proposed building and setbacks.
- The conservation commission had no objections to the proposed use.
- The 40' x 30' structure will be used for cold storage (unconditioned space)/workshop constructed on a cement slab.
- The building will encroach 29 feet into the 75-foot wetland buffer.
- There will be no plumbing/facilities.

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**DECISION**

On a **motion** by Batchelder, seconded by Tieger the variance to construct an accessory structure with the 75-foot wetland buffer was approved as presented per testimony given and plan submitted. (5-0-0)

Plans include: ZBA 23-18, Map/Lot 240/98, 125 Michigan Rd., Clayton, dated July 10, 2023.

**ADJOURNMENT**

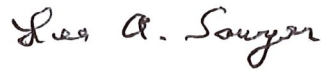
The meeting adjourned at 3:45 pm

Submitted:



Rebecca Newton, Recording Secretary

Attest:



Lee Sawyer, Chairman, Jaffrey ZBA