

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Minutes
October 5, 2021**

Present: Chairman Lee Sawyer, Members Walter Batchelder, Phil Cournoyer, Marc Tieger, Erlene Brayall, David Jeffries (alt), Carl Jevne (alt), Judy Lucero (alt)

Other: Pat Bullock, Emily Preston

Staff: Code Enforcement/Building Inspector Rob Deschenes, Fire Chief David Chamberlain, Recording Secretary Newton

MEETING MINUTES APPROVAL

On a **motion** by Batchelder seconded by Cournoyer the minutes of September 8, 2021 were approved as amended (3-0-2) *EB and MT abstained*

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 6:00 pm. Notice of hearing for case No. ZBA 21-24 and ZBA 21-25, as advertised in the *Monadnock Ledger* copies were posted in the Town Office building, the Library and the town website; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen; and notice of hearing was sent by certified mail to all abutters whose names were provided by the applicant.

PUBLIC HEARING NEW ITEMS

1. ZBA 21-24 EMD Millipore, Owner
11 Prescott Rd., Map 256 / Lot 1.1 Zone: Industrial, with town water

Variance – The applicant requests a variance to allow four, 4' x 3' non-conforming signs for a period of up to 180 days. (Land Use Code, Zoning Ordinance Section XVI, 16.8.9, 16.8.18 & 16.8.20)

Presentation: Joe Salvaneschi

Millipore is requesting a variance to allow four, 4' x 3' corrugated signs to be displayed at their Jaffrey facility for 180 days to attract new hires. Two of the signs would be placed on Prescott Road and two on Rte. 124 as shown in the site map provided. This is the same variance that was requested and approved in August 2020.

D Jeffries asked is Millipore providing supplies to help combat the Covid 19 virus? Mr. Salvaneschi responded that the products manufactured in the Jaffrey facility are critical in vaccine and therapy treatments including Covid 19, flu and others. There is a tremendous demand for the products produced in Jaffrey. Standard growth for this facility is 10 – 15%. This year they are estimating a 30% growth. Currently, they employ approximately 1,300 employees and are looking to hire 200 more to meet the demand.

Pat Bullock, abutter, asked for clarification on sign placement. A map was provided showing the location of the signs. Mrs. Bullock asked if the signs would be lit. Mr. Salvaneschi responded no.

M Tieger asked why is Millipore before the board again? R Deschenes explained that their last variance approval had expired.

On a **motion** by Tieger, seconded by Batchelder the Board voted to waive the site visit. (5-0-0)

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ZONING BOARD OF ADJUSTMENT**

**Minutes
October 5, 2021**

Chairman Sawyer closed the public hearing

2. ZBA 21-25, 52 Fitzgerald Drive, LLC, Owner, Hillson Contractors, Inc., Applicant
Fieldstone Land Consultants, Agent
Map 244 / Lot 30 Zone: Industrial, with town water & sewer

Variance – The applicant requests a variance to build self-storage facilities within the 100' property line setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1, X 10.3.6)

Presentation: Nathan Chamberlain, Fieldstone Land Consultants

The subject lot has an existing, multi-tenant building located on Fitzgerald Drive in the industrial zone. The plan is to construct two storage units at the south end of the parcel.

Mr. Chamberlain came before the Board in June 2019 requesting relief from the setback requirements in the industrial zone. The variance was approved, however, it was not acted upon and has since expired. They wish to renew the variance to reduce the 100-foot front setback to 50 feet. This reduction would allow the building to be located closer to the road creating a buffer from the parking, storage, etc., which would be in the rear.

Granting the variance would not be contrary to the public interest as the project will not alter the essential character of the neighborhood. Reducing the setbacks would allow more flexibility with the property layout and prevent storage from occurring at the front of the property. The depth of the lot restricts development as a 100-foot setback extends half way into the lot reducing the buildable area. The proposal is consistent with the surrounding area and uses and will have no negative impact on the general public. Self-storage facilities are a low-intensity use with minimal impact.

M Tieger asked are there plans to move any of the items stored near the main building? Mr. Chamberlain responded no.

C Jevne asked will there be security fencing? Mr. Chamberlain stated that fencing is shown on the site plan.

P Cournoyer asked what is in the 5,000-gallon tank shown on the plan? D Chamberlain responded the tank holds driveway sealant used by one of the tenants.

P Cournoyer asked is there a road in the back? Mr. Chamberlain responded no.

M Tieger asked does the proposal meet the rear set back? R Deschenes responded yes.

P Cournoyer asked what is the landscaping plan? Mr. Chamberlain noted that landscaping is included in the site plan.

On a **motion** by Tieger, seconded by Cournoyer the Board voted to waive the site visit. (5-0-0)

Chairman Sawyer closed the public hearing

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DECISIONS

1. ZBA 21-24 EMD Millipore, Owner
11 Prescott Rd., Map 256 / Lot 1.1 Zone: Industrial, with town water

Variance – The applicant requests a variance to allow four, 4' x 3' non-conforming signs for a period of up to 180 days. (Land Use Code, Zoning Ordinance Section XVI, 16.8.9, 16.8.18 & 16.8.20)

On a **motion** by Tieger, seconded by Cournoyer to grant the variance to allow four, 4' x 3' non-conforming signs to be displayed on site up to 180 days as presented per testimony given and plan presented. (5-0-0)

2. ZBA 21-25, 52 Fitzgerald Drive, LLC, Owner, Hillson Contractors, Inc., Applicant
Fieldstone Land Consultants, Agent
Map 244 / Lot 30 Zone: Industrial, with town water & sewer

Variance – The applicant requests a variance to build self-storage facilities within the 100' property line setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1, X 10.3.6)

On a **motion** by Brayall, seconded by Batchelder to grant the variance to allow construction of a self-storage facility no closer than 50' from the front property line setback as presented per testimony given and plan presented. (5-0-0)

Plans include: Site Plan, Tax Map Parcel 244-30, 52 Fitzgerald Drive, Jaffrey, NH. Prepared for Hillson Contractors, Inc., land of 52 Fitzgerald Dr, LLC, dated April 4, 2019

Decisions of the Zoning Board of Adjustment are subject to a 30-day appeal period for rehearing.

ADJOURNMENT

The meeting adjourned at 6:40 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Lee A. Sawyer
Chairman, Jaffrey ZBA