

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
January 6, 2026**

Present: Chair Walter Batchelder, Members Carl Jevne, David Peragallo, Laurel McKenzie, Marc Tieger (alt) *will vote*, Phil Cournoyer

Other: Harvey & Lee Sawyer, Keith & Leah Dupuis, Elicia Dupuis, Chad Branon, Fieldstone Land Consultants

Staff: Rob Deschenes, Code Enforcement/Building Inspector, Recording Secretary Lyons

MEETING MINUTES APPROVAL

On a **motion** by Tieger, seconded by Jevne the minutes of the September 2, 2025 Public Hearing were approved as submitted (5-0-0)

On a **motion** by Tieger, seconded by Jevne the minutes of the September 4, 2025 Site Walk were approved as amended (5-0-0)

On a **motion** by McKenzie, seconded by Jevne the minutes of the December 16, 2025 Public Hearing were approved as submitted (5-0-0)

PUBLIC HEARING

Chairman Batchelder called the public hearing to order at 6:00 pm for case ZBA 26-01 & 26-02 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

ZBA 26-01 Keith & Leah Dupuis Rev Trust (Owner)
41 Sawtelle Rd, Map 228 Lot 4, Zone: Res A, with Town water

Variance – the applicant requests a variance to allow a 2-family unit in the Res A District. (Land Use Code, Zoning Ordinance Section IV, 4.2, VI, 6.1, VII 7.2)

There was consensus among the Board that the project had no regional impact.

Presentation, Keith Dupuis

The applicants are seeking a variance to allow for the property located at 41 Sawtelle Rd, Jaffrey, NH. They would like to create a 2-family home within the existing home. There is an existing garage space they would like to utilize as well as space from the second floor of the home to create a small 2-bedroom apartment to rent. The remainder of the home will also be rented. Creating 2 smaller spaces would allow the rent to be lower as opposed to a one family home with over 4,000 square feet of space.

On a **motion** by Tieger, seconded by Cournoyer to waive site walk (5-0-0)

Batchelder closed the public hearing.

TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
January 6, 2026

After much discussion it was determined that the applicant would need to reapply for a Special Exception under Zoning Ordinance Section 5.3.9.

The applicant withdrew the application without prejudice and will resubmit a request for a Special Exception as directed by the Board.

On a **motion** by Peragallo, seconded by Jevne to accept the withdrawal without prejudice (5-0-0)

ZBA 26-02 North Pine LLC (Owner); MPC Construction, LLC (Applicant)
Fieldstone Land Consultants, PLLC (Agent)
Plantation Dr, Map 243 Lot 25, Zone: Industrial, with Town water

Variance – the applicant requests a variance to allow construction of two buildings within the 100' front setback (Land Use Code, Zoning Ordinance Section VI, 6.1)

There was consensus among the Board that the project had no regional impact.

The applicant is seeking a variance to allow construction of two building with 100' front setback. This 3.19 acre of land situation on the East side of Plantation Drive has 200' of frontage which is a corner parcel. This is located in the industrial district. They propose to build on the flat areas of the lot. They propose to build a 12,800 square foot contractor bay facility which meets the side setbacks. There is also a 3,000 square foot office building.

The larger of the two buildings would be 40.15 feet from the right of way and 86 ½ feet from the edge of pavement. The smaller building would be 71.82 feet from the right of way and the 103 feet from the edge of the pavement.

On a **motion** by Peragallo, seconded by Jevne to waive site walk (5-0-0)

Harvey Sawyer wanted to know the elevation of the buildings.
Applicant stated it would be a two-story building approximately 30 feet high.

Mr. Sawyer stated one of his big concerns was that the approach zone for the Airport runway is not far from the property line and towers or size of buildings could infringe on the approach zone.

Lighting is a concern; will it be down cast lighting? Night sky compliant lighting would be addressed at the Planning Board meeting for the site plan review.

Batchelder closed the public hearing.

Findings of Fact

All five variance criteria have been met.

On a **motion** by Peragallo, seconded by Tieger to approve the request for a variance to allow construction of two buildings within the 100' front setback, as presented per testimony given and plan submitted. (5-0-0)

TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
January 6, 2026

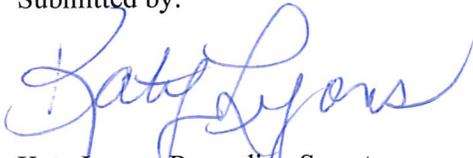
Plans include: Zoning Exhibit Plan, Tax Map 243 Lot 25, 67 Plantation Dr, Jaffrey, NH. Prepared for MPC Construction, LLC, Land of North Pine LLC. Dated December 11, 2025.

OTHER

Batchelder stated they would like to find someone to join the ZBA. If anyone has any suggestions or recommendations to reach out to a Board member.

ADJOURNMENT

The meeting adjourned at 7:09 pm
Submitted by:



Katy Lyons, Recording Secretary

Attest:



Walter Batchelder, Chair