

**TOWN OF JAFFREY NEW HAMPSHIRE**  
**ZONING BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**February 3, 2026**

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

**Other:** Leah Dupuis

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

**MEETING MINUTES APPROVAL**

On a **motion** by McKenzie, seconded by Jevne the minutes of the January 6, 2026 Public Hearing were approved as amended. (5-0-0)

**PUBLIC HEARING**

Chairman Batchelder called the public hearing to order at 6:00 pm for case ZBA 26-03 as advertised in the *Monadnock Ledger*, copies were posted at Town Hall, 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 26-03** Keith & Leah Dupuis Rev Trust (Owner)  
41 Sawtelle Rd, Map 228 Lot 4, Zone: Res A, with Town water

Special Exception – the applicant requests a special exception to convert a single-family dwelling into a 2-family unit in the Res A District. (Land Use Code, Zoning Ordinance Section V, 5.3.9)

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

Presentation, Leah Dupuis

On January 6, 2026 the applicant came before the Board to request a *Variance* to allow a 2-family unit in the Res A District. After a lengthy discussion the Board determined that the applicant would need to apply for a *Special Exception* under Zoning Ordinance Section 5.3.9. The application was withdrawn without prejudice.

Today, the applicant has returned to request a *Special Exception* to convert a single-family dwelling into a 2-family unit in the Res A District, as directed by the Board.

They would like to create a 2-family home within the existing structure. There is an existing garage space they would 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. No changes will be made to the footprint of the home. The lot is 2.5 acres which is large enough to meet the minimum lot area required in Section 5.3.9. There is an existing door and stairwell at the back of the house that will be used for entrance/egress.

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

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**Batchelder closed the public hearing.**

**Findings of Fact**

All requirements of sections X and V, 5.3.9 have been met.

No changes will be made to the existing footprint.

The 2.5-acre lot is large enough to meet the minimum lot area required in Section 5.3.9.

On a **motion** by Tieger, seconded by McKenzie to approve the request for a special exception to convert a single-family dwelling into a 2-family unit in the Res A District as presented per testimony given.  
(5-0-0)

**ADJOURNMENT**

The meeting adjourned at 6:12 pm

Submitted by:



Rebecca Newton, Recording Secretary

Attest:



Walter Batchelder, Chair

DRAFT