

**TOWN OF JAFFREY, NEW HAMPSHIRE
PLANNING BOARD
Meeting Minutes
April 10, 2018**

Present: Chairman Gordon, Members Devlin, Despres, Farmer, Merrell, McKenzie,
Selectmen's Representative Weimann

Absent: Bob Sherman, Tarah Castiglioni

Staff: Jon Frederick, Town Manager
JoAnne Carr, Director of Planning and Economic Development

CALL TO ORDER

Chairman Gordon called the public hearing to order at 7:00 pm

MEETING MINUTES APPROVAL

On a **motion** by Weimann, seconded by Merrell the minutes of the **January 22, 2018** meeting were approved as submitted. (6-0-1) *Member McKenzie abstained*

On a **motion** by Weimann, seconded by Despres the minutes of the **March 14, 2018** meeting were approved as submitted. (6-0-1) *Chairman Gordon abstained*

PUBLIC HEARING ACCEPTANCE – no action

PUBLIC HEARING – New

Impact Fees: The board is considering suspending Impact Fees until 2022.

Mike Shea asked when was the original Impact Fees were put in place. Ms. Carr stated 1992.

Mr. Shea is in favor of suspending the fees. He feels that growth in Jaffrey has stagnated and these fees are a deterrent for the average person. Over the last 25 years the Jaffrey census has only increased by 38 residents. These fees were created at a time when the economy was doing well and there was a fear that Jaffrey would grow too quickly. Jaffrey has very limited new housing and not enough affordable/workforce housing. Suspending the fees could be a path to controlled growth. Many other towns have already eliminated Impact Fees. Chairman Gordon asked if there has been a slow-down in growth since the implementation of fees. Mr. Shea believes there has.

Chairman Gordon spoke against the elimination of Impact Fees. He does not believe that Impact Fees are holding back development. He feels that making improvements to the community will draw more people to the area. The PB needs to calculate the cost for developing the infrastructure and there should be a shared burden.

Member McKenzie noted that new developments would be improving the land and adding to the tax base. Impact Fees can be another hurdle to development. Most of the land that could be developed is not eligible to be on town water/sewer. She reminded the Board that if a sizeable development is proposed, the Board would have the ability to assess offsite exactions on a case-by-case basis.

Chairman Gordon closed the public hearing.

On a **motion** by McKenzie, seconded by Weimann the Board voted to suspend the collection Impact Fees until April 10, 2022, effective April 10, 2018 (6-1)

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APPOINTMENT

Town Manager Jon Frederick is requesting that the Planning Board, working with town staff and Budget Committee, take leadership on moving the Capital Improvement Plan forward. The committee would include two representatives each from the Planning Board and Budget Committee. Mr. Frederick and Ms. Carr will determine a preliminary schedule.

OTHER BUSINESS

Millipore: Jo Anne Carr – Millipore is planning an expansion of its wastewater treatment facility. This will be a significant construction project. They are looking to do a design-build with the project permitting to be done in two phases. Millipore will be coming in for a preliminary application review in May with the anticipation of a public hearing in June.

Member McKenzie asked if Millipore was 100% on Town water. Mr. Frederick responded yes. They have high levels of iron and magnesium in their well.

Master Plan: Jo Anne Carr - no update

Election of Officers

- ✓ By unanimous vote of the board members present Tim Gordon was re-elected as Chair.
- ✓ By unanimous vote of the board members present Matt Devlin was re-elected as Vice-Chair.
- ✓ By unanimous vote of the board members present Bob Sherman was re-elected as Secretary.

Meeting Time Change – Member Devlin suggested moving the meeting start time to 6:00 pm.

On **motion** by McKenzie, seconded by Devlin, the Planning Board meetings will begin at 6:00 beginning in May. (6-1)

ZBA Decisions – three projects were reviewed at the April ZBA meeting. All three are awaiting site visits and decisions.

1. ZBA 18-02, Cathy & Michael George – 78 Coleman Road, Map 253 / Lot 1, Zone: Rural (without town water)
Variance – The applicant requests a variance to allow a proposed duplex in the rural district (Land Use Code, Zoning Ordinance Section IV, 4.1.2).
2. ZBA 18-03, Ronald Hagstrom & Angela Hakala – 72 North Street, Map 238 / Lot 223, Zone: Res A (with town water)
Variance – The applicant requests a variance to allow an addition to a non-conforming existing structure (Land Use Code, Zoning Ordinance Section VII, 7.2.3).
3. ZBA 18-04, DPD Properties, LLC – Maria Drive, Map 255 / Lot 8.5.1, Zone: Industrial (with town water)
Variance – The applicant requests a variance to allow a building within the 100' setback (Land Use Code, Zoning Ordinance Section VI).
Special Exception – The applicant requests a special exception for the extension of Maria Drive (Land Use Code, Zoning Ordinance Section XX, 20.6).

ADJOURNMENT

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The meeting adjourned at 7:45 pm

Submitted:



Becky Newton, Recording Secretary

Attest:



Tim Gordon, Chairman
Jaffrey Planning Board