

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Meeting Minutes**  
**April 11, 2023**

**Present:** Acting Chair John Peard, Margaret Dillon, Keith Dupuis, Peter Maki (alt), Nathan Flowers (alt), John Brouder (alt), Selectmen's Rep Franklin Sterling

**Absent:** Chairman Amy Meyers, Gary Arceci (alt)

**Other:** Jonah Ketola, JEMD Development; Chad Branon, Fieldstone

**Staff:** Jo Anne Carr, Planning and Economic Development Director; Susan Mallett, Recording Secretary

**CALL TO ORDER** – Acting Chair Peard called the public hearing to order at 6:00 pm.

**MEETING MINUTES APPROVAL**

On a **motion** by Dillon, seconded by Merrell the minutes for March 15, 2023 were approved as submitted. (7-0-0)

**PRELIMINARY CONCEPTUAL**

JEMD Development, Jonah Ketola and Chad Branon of Fieldstone - RE: 13 Unit Townhouse Development on Squantum Road.

Chad Branon presented the project, and noted that changes were made to the plan. He wanted to discuss the determination of the Code Enforcement Officer that this project is not consistent with the original Zoning approval. Branon noted the applicant took the feedback from the Zoning Board and the public and made some changes, which included increased the setbacks to abutters and detached garages. They then received feedback that this new plan is not harmonious with the neighborhood while the prior plan approved by the Zoning Board was. He wanted to come to the Planning Board to get the project back on track and ensure they are moving forward correctly. Ketola expressed concern about the progress of this project.

Branon also was hoping the Board could give guidance regarding the stormwater management plan, as they are in groundwater protection area and it was suggested to get a third party review. They want to address that as soon as possible, and are concerned that it will be another month before that can be decided on.

Carr noted the Planning Board cannot make decisions for the Zoning Board, and the plan presented this evening has changed significantly from what was approved by the Zoning Board. She also noted that the determination by the Code Enforcement officer was also due to the plan being different than what was presented and voted on by the Zoning Board and what is now in front of the Planning Board.

Dillon asked whether the parking had been expanded on the plan. The applicant explained the parking was reconfigured to include visitor and resident parking between the two buildings. He also noted that the parking is between the two buildings and headlight glare would be buffered by the garage/storage buildings.

Merrell questioned what they are doing about the drainage. Brannon explained there is a detailed stormwater management plan submitted with the application and Carr is recommending a third party reviewer because it is in the Wellhead Protection Area, and the applicant is willing to do this and wants the process to start now so they won't be delayed to the next hearing.

On a **Motion** by Dillon to allow the applicant to move forward with the third party review of the Stormwater Management, seconded by Sterling (7-0-0)

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Next steps:

- Third party review of Groundwater Protection Area
- Expect Plans on or before the 14<sup>th</sup> of May
- Zoning issues need to be resolved between the Code Enforcement and the Selectboard

**OTHER**

Master Plan: Energy and Economic Development Chapters:

On a **motion** by Dillon, seconded by Merrell to move Master Plan chapters to the May public hearing. (7-0-0)

**ZBA DECISIONS**

- ZBA 22-23 - 580 Mountain Rd LLC – *withdrawn*

**ADJOURNMENT**

Motion to Adjourn was made by Dillon and seconded by Merrell. The meeting adjourned at 6:39 pm

Submitted:



Susan Mallett  
Recording Secretary

Attest:



John Peard  
Acting Planning Board Chair