

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
August 8, 2023

Present: Amy Meyers, Chair, Members, Margaret Dillon, Peter Maki, John Peard, Keith Dupuis, Franklin Sterling, Selectmen's Rep, John Brouder (alt) *will vote*, Gary Arceci (alt), Nathan Flowers (alt)

Other: Carl Banish, Dave Devens, Nathan Parks, Jason Headlee, Brandon Lomasney, Peter Montgomery, Jed Paquin

Staff: Jo Anne Carr, Planning & Economic Director, Becky Newton, Recording Secretary

CALL TO ORDER – Chairman Meyers called the public hearing to order at 6:00 pm.

MEETING MINUTES APPROVAL

On a **motion** by Dillion, seconded by Sterling, the minutes for July 11, 2023 were approved as amended. (7-0-0)

PRELIMINARY CONCEPTUAL - None

APPLICATION ACCEPTANCE

By unanimous consent of the Board it was determined that PB 23-06 would not have regional impact.
KD recused himself, GA will vote on this hearing

PB 23-07, Norman Lambert Rev Trust, Owner, Paquin Land Surveying LLC, Agent
116 Gilmore Pond Rd., Map 238 / Lot 87 Zone: Rural, with town water

Minor Subdivision – the applicant proposes a 2-lot subdivision.

Staff review – this is a straightforward application, staff recommends that the Board accept the waiver requests.

On a **motion** by Maki, seconded by Dillon the application was accepted as sufficiently complete. (7-0-0)

PUBLIC HEARING

Presentation: Jed Paquin

Mr. Lambert would like to subdivide his 94+/- acre property into two lots. After subdivision, Mr. Lambert would retain ownership of the 14.42-acre lot which includes the existing farmhouse. The remaining 79.58 acres would transfer to his nephew Dennis. No change in use is proposed at this time. This is an existing lot of record with a well and septic and Town water. There is an existing water line easement on the property.

M Dillon noted, if the lots were to be developed in the future the owners be required to address wetland setbacks etc. at that time. Mr. Paquin added that Dennis Lambert has no plans to develop the lot.

Chairman Meyers closed the public hearing

By unanimous consent the Board voted to accept the waiver requests.

Findings of Fact:

- Both lot sizes meet zoning code.
- The Conservation Commission had no concerns with the application.

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
August 8, 2023

By unanimous consent the Board adopted the findings of facts as stated.

DECISION

On a **motion** by Maki, seconded by Brouder the application for a two-lot subdivision was approved as presented and per testimony given. (7-0-0)

Plans include: "Two Lot Subdivision prepared for the Norman Lambert Revocable Trust dated April 28, 2022 and Dennis Lambert, identified as Tax Map 238, Lot 87" dated June 27, 2023 signed and stamped by Jedadiah A. Paquin, LLS.

APPLICATION ACCEPTANCE

On a **motion** by Dillon, seconded by Peard it was determined that PB 23-08 would not have regional impact. (7-0-0)

PB 23-08, Camp Berea Inc, Owner

257 Dublin Rd., Map 219 / Lot 5.1 Zone: Mountain Zone, without town water

Site Plan – the applicant proposes to construct a water storage/treatment building.

Staff review – The application is for a small non-transient water supply which would allow the camp to come into compliance with State regulations. Some deficiencies with the application were noted during staff review. The plan was not stamped by a surveyor and it was noted that the access road will require a culvert, so a determination should be made as to whether there are wetlands on site. The project is considered low impact, less than 5,000 SF, therefore the application is considered to be sufficiently complete.

On a **motion** by Dillon, seconded by Maki the application was accepted as sufficiently complete. (7-0-0)

PUBLIC HEARING

Presentation: Peter Montgomery, Facilities Manager for Camp Monadnock (Camp Berea)

Camp Berea has been working with the State to identify and correct the water supply/water quality issues and to obtain the necessary approvals. Multiple deficiencies were discovered when Camp Berea took ownership of the property. During their first year the water system failed no less than eight times. Additional issues include: a lack of on site water storage (20,000 gallons is required), a well that does not have sufficient water supply to meet demand, and the fire pump will not pass inspection because there isn't enough water to meet the recommended run time.

The new storage tanks would allow them to have enough water storage on site to meet the maximum daily occupancy and fire needs. Due to a well failure last month there is currently an above-ground 2" water line feeding the entire property. They are hoping to have a successful water system in place before the ground freezes.

They are proposing to construct a 30' x 50' building to house 2-3 storage tanks and booster pumps. There will be an interior access road from the inside of the campus. Poole Road is being used for construction access only. There is a small amount of magnesium and iron in the water but amounts are low enough to not require filtration at this time. The building will have the ability to accept filtration, if needed. The single-phase electricity will

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
August 8, 2023

come off of Poole Road to the pole on Berea property. F Sterling asked what the pump size would be. Mr. Montgomery believes they are 5 HP. Building construction won't begin until all State approvals are secured.

G Arceci asked, how is the wastewater is handled? Mr. Montgomery responded, there are two raised-bed leach fields across the street.

J Brouder asked, what is the construction of the building? Mr. Montgomery responded a steel construction on a poured slab with 14' high walls. One garage door facing the interior of the campus and one man door.

Nate Parks, CEO Camp Berea, thanked the Town, the CEO/BI and Fire Chief for working with them while they try to bring the property up to code.

Chairman Meyers closed the public hearing

Findings of Fact:

This will provide a safe and sufficient water supply.

By unanimous consent the Board adopted the findings of facts as stated.

DECISION

On a **motion** by Sterling, seconded by Maki the application to construct a water storage/treatment building was approved as presented and per testimony given, subject to the following condition. (7-0-0)

Condition subsequent:

- As-built plans shall be submitted upon completion of the project.

Plans include: "Proposed Site Improvement Plan – Addition of Water System Building, Camp Monadnock, Berea Ministries, 257 Dublin Road, Jaffrey, NH" dated July 10, 2023. The plan is stamped by James Donison, P.E.

OTHER BUSINESS

Member appointment – a recommendation will be sent to the BOS requesting John Brouder be appointed to fill Ed Merrell's seat thru 2024.

Conflict of Interest –Chairman Meyers cautioned Board members to be mindful of the possibility of perceived conflict of interest that may arise. Recusal of a member that has a financial interest in a project or is an abutter can protect the Town from a potential lawsuit. The NH Planning Board manual addresses conflict of interest; that document will be shared with Board members to review.

Grant award for zoning/regulatory update: Jo Anne Carr submitted a \$56,000 grant proposal which was reviewed favorably, only a minor adjustment to the budget was needed. This grant will fund a re-write of the zoning code to make it easier to move forward with housing projects. The process would involve workshops and public involvement.

Farm Exemption – K Dupuis asked for clarification of the "farm exemption" as it applies to ADUs. J Carr noted that agriculture has a prioritized use under State statute. Housing related to farming is permitted. The definition of a "farm" is quite broad. K Dupuis is concerned that this could become an issue.

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
August 8, 2023

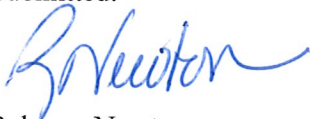
ZBA DECISIONS

- ZBA 23-19 - Dellogono – variance wetland, approved
- ZBA 23-20 – Navian Development – special exception, approved

ADJOURNMENT

The meeting adjourned at 6:40 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair