

**TOWN OF JAFFREY, NH**  
**PLANNING BOARD**  
**Meeting Minutes**  
**December 13, 2022**

**Present:** Chairman Amy Meyers, Laurel McKenzie, Margaret Dillon, Keith Dupuis, John Peard, Ed Merrell, Peter Maki (alt) *will vote*, John Brouder (alt), Nathan Flowers (alt)

**Absent:** Jack Belletete, Gary Arceci (alt)

**Other:** Thomas Ahlborn-Hsu, Ashley Saari

**Staff:** JoAnne Carr, Dir. of Planning & Economic Development, 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 Dillon seconded by McKenzie the minutes for November 9, 2022 were approved as amended. (7-0-0)

**PRELIMINARY CONCEPTUAL** - none

**PUBLIC HEARING ACCEPTANCE** - none

**PUBLIC HEARING – NEW**

Proposed Zoning Changes:

1. Scrivener's Error – Description of Residential A District: correction of the language in the land use code regarding the Historic District and the Residence A District in the area of Jaffrey Center.

On a **motion** by McKenzie, seconded Dillon, to correct the scrivener's error as proposed and move to Town Meeting (7-0-0)

2. Senior Housing – Address legislative changes to Senior Housing. The Board reviewed the draft document provided.

On a **motion** by McKenzie, seconded Dillon, to accept the changes to senior housing as proposed and move to Town Meeting (7-0-0)

3. Short-Term Rentals - Proposal to clarify the rental of short-term stays.

These changes would allow the Code Enforcement Officer and Fire Chief to address issues of public safety/fire code violations in unregulated short-term rental units. Other edits and clarifications were discussed, another draft will be presented in January.

On a **motion** by McKenzie, seconded by Dillon the proposed changes to Short-Term Rentals moved to public hearing on January 10, 2023

**OTHER**

- J Carr presented a map of all parcels, regardless of zoning, with a minimum of 1 acre with access to water and sewer that could be considered for higher-density development. Only parcels located in Res A and B were initially considered for these expansions, with the exception of the Res A District in Jaffrey Center.

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There is a section in the Rural District (Prospect St to Sawtelle Rd) with water and sewer that could be included. The discussion will continue at the next meeting.

- School Budget Hearing is scheduled for January 12, 2023 at Conant High School. The proposed budget could have a significant impact on taxes, all are encouraged to attend.

**ZONING BOARD DECISIONS**

ZBA 22-23 580 Mountain Rd LLC – Variance – continued to April 2023

**Chairman Meyers closed the public hearing.**

**ADJOURNMENT**

The meeting adjourned at 6:57 pm  
Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Amy Meyers  
Planning Board Chair