

**TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
December 14, 2021**

Present: Amy Meyers, Keith Dupuis, Margaret Dillon, Laurel McKenzie, Ed Merrell, John Peard, Jack Belletete

Other: James Georgopolous, Thomas Ahlborne-Hsu

Staff: JoAnne Carr, Director of Planning and 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 McKenzie, seconded by Peard, the minutes of November 9, 2021 were approved as presented. (6-0-0)

PRELIMINARY CONCEPTUAL

ACCEPTANCE

1. PB 21-09, James & Allison Georgopoulos, Owners
237 & 251 Gilson Rd, Map 231 Lots 30 & 31, Zone: Rural, without town water and sewer

Technical Subdivision (boundary line adjustment) – The applicant proposes a technical subdivision between the lands of 231/30 and 231/31.

On a **motion** by McKenzie, seconded by Dillon to accept the application as sufficiently complete. (6-0-0)

PUBLIC HEARING

1. PB 21-09, James & Allison Georgopoulos, Owners
237 & 251 Gilson Rd, Map 231 Lots 30 & 31, Zone: Rural, without town water and sewer

Technical Subdivision (boundary line adjustment) – The applicant proposes a technical subdivision between the lands of 231/30 and 231/31.

Presentation: James Georgopoulos

This lot line adjustment will transfer 2.35 acres from Map 231/31 to 231/30. After the merger lot 231/31.1 will have 5.3 acres and lot 231/30.1 will have 2.91 acres. Both lots are owned by James & Allison Georgopoulos.

DECISION

1. PB 21-09, James & Allison Georgopoulos, Owners
237 & 251 Gilson Rd, Map 231 Lots 30 & 31, Zone: Rural, without town water and sewer

Technical Subdivision (boundary line adjustment) – The applicant proposes a technical subdivision between the lands of 231/30 and 231/31.

On a **motion** by McKenzie, seconded by Merrell to approve the application for a technical subdivision as presented per testimony given and plan submitted. (7-0-0)

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OTHER BUSINESS

- Changes to subdivision regulations for setbacks.

On a **motion** by McKenzie, seconded by Merrell to move the changes to the subdivision regulations to public hearing on January 11, 2022.

- Matt Shea – A voluntary merger between lots 254/18.9 & 18.10 was approved and signed.
- Master Plan – Jo Anne Carr. Southwest Regional Planning Commission has submitted a 2-part proposal to assist with data collection and outreach for the energy chapter in the Master Plan and the Economic Development Plan. The Town Manager has approved the proposal
- L McKenzie noted that the School Board budget hearing will be held on January 13, 2022 and the deliberative session on February 9, 2022. There will be two vacancies on the school board.
- W.W. Cross – Jo Anne Carr gave an update on the W.W. Cross building. The EPA should be wrapping up the project in January 2022.

ZONING BOARD DECISIONS

ZBA 21-27 – Jay & Vanessa Sprague, Woodbine Farm - denied

ADJOURNMENT

The meeting adjourned at 6:15 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair