

TOWN OF JAFFREY, NH
Proposed Zoning Changes – Informational Meeting
Zoom Meeting Minutes
December 15, 2020

The Right to Know Checklist was displayed on Zoom prior to the meeting. Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Staff: JoAnne Carr, Director of Planning and Economic Development, Becky Newton

Present Via Zoom: John Peard, Keith Dupuis, Kevin Chamberlain, David Chamberlain, Ruth and Andy Webber, Pam Royce, Paula Geraghty, Jack Belletete

PUBLIC INFORMATIONAL MEETING

Proposed zoning changes presentation – Jo Anne Carr

Public Meeting Notice was published in the Monadnock Ledger-Transcript on Thurs, Dec 10, 2020. J Carr briefly reviewed the proposed zoning changes under consideration and displayed the zoning map showing the land area affected by the changes. *See attached for the complete description.*

QUESTIONS & COMMENTS

R Webber asked what districts are affected by changes made to 6.4? J Carr responded every district that allow two-family dwellings.

J Belletete clarified new development can be constructed using existing criteria/density requirements or qualify for greater density by utilizing a Conditional Use Permit.

K Chamberlain asked do all eight units need to conform to the Energy Star (ES) rating if a project is constructed using the Conditional Use Permit? J Carr responded yes. K Chamberlain asked is there a dollar amount associated with an ES unit vs. a non-ES unit. J Carr responded that information should be available at the public hearing.

K Chamberlain added the Town of Jaffrey needs to enhance the sewer system by gaining more users. If a developer is willing to take on the expense to extend the sewer line for development they should be allowed to so. Keith Dupuis agreed.

J Carr added the Planning Board discussed at length the language "where Town water and sewer are available." The intent is to make use of the existing infrastructure however, the language was left intentionally open so each proposal can be taken on a case by case basis. It is not meant to be prohibitive of expansion.

J Belletete noted there is not a lot of developable property in these areas.

K Chamberlain asked does this include the St. Patrick School parcel and W.W. Cross? J Carr responded this would include the St. Patrick School land. W.W. Cross is located in Gen Business which allows a higher density.

ADJOURNMENT

The meeting adjourned at 6:44 pm

Submitted:



Rebecca Newton, Recording Secretary

Attest:



Jo Anne Carr, Director of Planning and ED

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December 8, 2020

DRAFT

ZONING:

Add to definitions:

WORKFORCE HOUSING - As defined in RSA 674:58-61 is housing for sale which is affordable to a household with an income of no more than 100% of the median income for 4-person household for Cheshire County as published annually by the U.S. Department of Housing and Urban Development. Also including rental housing which is affordable to a household with an income of no more than 60% of the median income for a 3-person household for Cheshire County as published annually by the U.S. Department of Housing and Urban Development. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing.

Edit the following :

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5.3.6 Inns, hotels, and motels, including restaurants operated in connection therewith (in the rural, Residence "B," and commercial districts).

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6.4 The lot size for two-family dwellings shall be twice that for single-family dwellings in the same district, **except where served by both water and sewer in which case the lot size shall remain that for a single family dwelling.**

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6.3 Minimum lot sizes for **multi-family buildings** and apartment houses except in the General Business District where Section VI 6.1 shall control, whether units are **rentals or** single, cooperative, or condominium ownerships:

6.3.1 One acre for the first living unit in a building, plus one-half acre for the second living unit in a building, plus an additional five thousand (5,000) square feet for each additional living unit in a building.

6.3.2 There shall be a maximum of eight (8) living units in a building, except in the rural districts where the maximum number of units shall be limited to four (4) per building.

6.3.3. In General Business A and Residential B Districts where town water and sewer are available, there shall be a maximum of 6 units per acre base density and an additional 2 units per acre for Workforce Housing. Permitted by Conditional Use Permit (CUP provided for in RSA 674:21).

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These developments are subject to Site Plan Review and Design Review as provided in the Subdivision Regulation, Section IV: Subdivision Procedures.

Conditional Use Permit Standards

The project **design** shall meet all of the following standards:

- Workforce Housing Units shall be compliant with RSA 674:58-61.
- Renovation of historic structures or, in the case of a tear down, replication of the existing vernacular building structure
- Building structure and massing is in keeping with the neighborhood architecture and traditional Jaffrey design, such as Cape, Colonial, New Englander
- Provides adequate parking for residents and guests (in rear or on side of building) that does not detract from the streetscape
- Provides infill development
- Contributes to pedestrian access to public and community amenities
- In keeping with the 2019 Town Resolution to “Promote green infrastructure and sustainable building and energy practices”, new construction or renovations subject to this Section, shall receive the current version of Energy Star Certification.

Criteria for granting a waiver to the Design Standards (all criteria must be met):

- The waiver will be in the public interest
- Owing to special conditions, a literal enforcement of the ordinance will result in unnecessary hardship
- The spirit of the ordinance will be observed
- Substantial justice will be done
- The waiver does not diminish the value of surrounding properties

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