

**TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
February 8, 2022**

Present: Amy Meyers, Keith Dupuis (left at 6:51 pm), Margaret Dillon, Laurel McKenzie, Ed Merrell, John Peard, Jack Belletete

Other: John Raleigh, Marc Tieger, Chad Branon, Fieldstone Land Consultants

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 Belletete, seconded by Merrell, the minutes of January 11, 2022 were approved as presented. (7-0-0)

PRELIMINARY CONCEPTUAL - none

ACCEPTANCE - none

PUBLIC HEARING

PB 22-02, 52 Fitzgerald Drive, LLC, Owner, Hillson Contractors, Inc., Applicant
Fieldstone Land Consultants, Agent
Map 244 / Lot 30.1 Zone: Industrial, with town water & sewer

Compliance Hearing – The applicant requests a compliance hearing for PB 21-08.

Presentation: Chad Branon, Fieldstone Land Consultants

Site plan and subdivision approval was received for this project in October 2021. As a condition of approval easements for drainage, access, traffic and parking were required to be submitted. The Maintenance agreement was submitted to Town Council and CEI, who reviewed the document and suggested revisions. The final documents submitted included a drainage easement, maintenance agreement and a traffic/parking and access easement. All documents were reviewed and approved.

L McKenzie asked are there any comments from CEI? J Carr responded yes, a new drainage report was received from Fieldstone on Jan 24, 2022 that incorporated the suggested revisions. Mr. Branon noted that the two revisions included the addition of local and state emergency response contact information and attaching the site plan to the inspection and maintenance manual Those revisions were made.

J Carr noted there will there be an additional compliance hearing post-construction.

Chairman Meyers closed the public hearing.

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DECISION

PB 22-02, 52 Fitzgerald Drive, LLC, Owner, Hillson Contractors, Inc., Applicant
Fieldstone Land Consultants, Agent
Map 244 / Lot 30.1 Zone: Industrial, with town water & sewer

Compliance Hearing – The applicant requests a compliance hearing for PB 21-08.

On a **motion** by McKenzie, seconded by Dillon to approve PB 22-02, 52 Fitzgerald Drive, LLC for Compliance with Conditional Approval PB 21- 08 per submittal of Town Counsel Review Memo of easements and maintenance agreements dated 1/25/22 and updated Stormwater Management Report dated 1/24/22.

Note, the original Decision for Site Plan Approval, PB 21-08, requires a Compliance Hearing post construction.

OTHER BUSINESS

- Master Planning Update - Economic Development Chapter & Energy Chapter
A kick-off meeting with Southwest Regional Planning was held recently to address both the EDC and Energy chapters. The economic development chapter is moving forward with data collection. A preliminary presentation will be ready for the April hearing. J Carr has contracted with a Keene State graduate to assist with the writing of the energy chapter. An energy audit for all Town buildings will be conducted. The plan is to wrap-up by the end of the year.
- Zoning - review Res A vs. Res B. It is time to re-think these districts. What would happen if the Res A & B parcels in the downtown area were combined? The primary difference between them is the use.

M Tieger noted that there is a lot of press lately about “the missing middle housing.” It seems to be cost-prohibitive to build affordable housing. Jaffrey is addressing the issue by looking at zoning.

Using the GIS map, J Carr identified the Res A and B districts as well as the areas serviced by Town water and sewer. When zoning was adopted, water and sewer were not as accessible in much of the Res A district. Currently, there are a great deal of parcels larger than one acre in Res A that have access to water and sewer that could be developed. We have an urgent need for housing in Jaffrey.

The Board discussed opportunities for housing, noting that a main obstacle is the cost of construction and the limitation of units/buildings. Workforce housing can’t be constructed at the price point required. J Belletete stated that the density on rental units needs to be increased. A development would need to be roughly 18-units to make it cost effective.

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L McKenzie cautioned that there are infrastructure issues that should be considered when increasing density, including school capacity as well as design guidelines.

J Carr noted the three issues to consider as the Board moves forward with this discussion:

- Zoning & design guidelines
 - Accommodating new development
 - Infrastructure capacity (schools/roads/water & sewer)
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- W.W. Cross - the EPA is done, materials that need to be moved are boxed and ready to go. Assessment work can be done over the summer/fall and a clean-up grant can be applied for by the end of the year. This site would be available for a high-density development because it is in the Downtown district.
 - Five alternate seats are available

ZONING BOARD DECISIONS

- ZBA 21-01 – Ophelia Dahl & Lisa Frantzis, Gilson Rd – granted
- The ZBA participated in a training in January with Attorney Stephen Buckley

ADJOURNMENT

The meeting adjourned at 7:03 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair