

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD PUBLIC HEARING
Minutes
January 22, 2018

Present: Chairman Gordon, Members Devlin, Merrell and Sherman

Staff: JoAnne Carr, Director of Planning and Economic Development

Community members in attendance: Bob Aho, Tarah Castiglioni, Rosemary Duggan, Laura Gifford, Max Mitchell, Mike Shea, Marc Tieger and Ruth & Andy Webber

CALL TO ORDER

Meeting was called to order at 7:02 pm.

PROPOSED ZONING CHANGES

Chairman Gordon opened the hearing by outlining the procedure for the hearing, then turned the presentation to Jo Anne Carr who reviewed the set of proposed changes to the zoning map. The project was begun in an effort to provide some additional land area to the General Business District as a result of inquiries from small business owners (eg. restaurant, mixed use development, professional services) who were seeking to locate in the downtown area but lacking available properly zoned parcels. Once the committee reflected on the potential changes, it became clear there are areas where the zoning lines should be amended to follow property lines. In addition, there are areas where the original layout of the zoning lines as a specific dimension from centerline of a road, may no longer be appropriate. This may be due to splitting a lot with two districts.

Questions pertaining to proposed changes by area were as follows:

RTE. 202 D.D. BEAN / WHITE ROAD

Marc Tieger clarified that the industrial district (purple) was not being changed. Ms. Carr confirmed that is true.

Rosemary Duggan asked what the change in the tax base between residential and commercial is. Ms. Carr explained there would be no change in the tax base. The Town does not differentiate between commercial and residential property. Commercial and residential land is valued the same and commercial buildings are valued by their "re-use" potential.

RTE. 202 THROUGH TOWN

Member Merrell noted in a case where a parcel is split by two districts, the more restrictive zoning rules would apply.

TURNPIKE ROAD – TIEGER REALTY OFFICE TO OAK STREET

Marc Tieger asked if there would be an issue if he wanted to convert his business to a franchise real estate agency. Ms. Carr replied that the restrictions would not be the same as those that pertain to retail chain stores such as Home Depot, Walmart, etc. Chairman Gordon noted the intent of these changes is to encourage small business development.

Rosemary Duggan expressed her concern about keeping the feel of a neighborhood. In her opinion these areas are inviting because they feel like a neighborhood. Chairman Gordon responded this initiative is setting the groundwork for a great community.

Laura Gifford asked if an area zoned for general business would include a grocery store. Ms. Carr replied yes. Following up, Ms. Gifford asked how we could encourage a grocery store to open in town. Ms. Carr

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responded a smaller store, such as IGA, might be interested in coming to town. Half of the population of Jaffrey lives within the downtown area.

MAIN STREET NORTH AND SOUTH

Marc Tieger asked what the plans were for Bradley Court. Per Ms. Carr, no changes except to map/lot 238/156 (Tilton)

The St. Patrick School property is zoned as Res A which severely limits what can be done with the property. Mr. Sherman remarked that even with the proposed changes, whatever goes into St. Patrick School must conform to Town design guidelines.

Mike Shea asked how long has the Planning Board been working on these changes and does the PB think it's a good idea. Chairman Gordon responded the Planning Board has been working on this since August and does feel that this is a good idea as it will lay the groundwork for growth.

Mike Shea commented he doesn't feel that most of the lots with proposed changes could be transformed into useable business lots. However, he feels that the key element in this proposal is the opportunity to make the St. Patrick's property available. Ms. Carr noted that we could not alter the use for one specific lot as "spot-zoning" is not allowed.

Marc Tieger asked how far west Main Street will be affected. Ms. Carr replied to the Royce property. Marc Tiger asked why the changes didn't extend to Prospect St. Ms. Carr responded the original proposal included more area, but there was concern with doing too much initially. Chairman Gordon added he would not have been in support of the changes that extended too far up Main St., and likes the idea of keeping the business district within sight of downtown.

There being no further questions, Chairman Gordon closed the Public Hearing.

Member Merrell noted a great deal of effort has gone into the plan and feels that it is good one. Economic development is an important issue and will encourage people to come to the town and prosper. Member Devlin added he likes the idea of keeping everything in the downtown area.

On a motion by Merrell seconded by Sherman the Board voted take the zoning changes as proposed to post to the warrant for vote at Town Meeting in March. Motion passes (4-0)

ADJOURNMENT

The meeting adjourned at 7:49 pm

Respectfully Submitted,



Becky Newton, Recording Secretary


Tim Gordon, Chair