

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
July 11, 2017

Present: Chairman Gordon, Members Despres, Devlin, Farmer, Alternate member Sherman and Selectmen's Representative Weimann

Absent: Members Merrell and McKenzie

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Devlin, seconded by Despres the minutes of the June 13, 2017 meeting were approved as submitted. (4-0)

PRELIMINARY CONCEPTUAL

Jeff Kevan, TF Moran for Belletetes – proposed site improvements and expansion of the Belletetes facility located at 51 Peterborough St.

Selectmen's Representative Weimann recused himself.

Mr. Kevan is before the board to preview the Belletete plan. They have been before the Zoning Board of Adjustment and received three variances; one to fill two wet pockets, a second to place an impervious cover within the wetlands conservation district and a third to allow pavement within ten feet of the property line. The main concern of the Zoning Board is that they follow through with the drainage plan as it was discussed and that they provide screening along the Nutting Rd. property.

The plan will include merging the abutting lot that fronts on Nutting Road into the main parcel, constructing a 60 x 120 building that will be enclosed with a fence and replace the existing maintenance garage. There is a ditch line that runs along the right side of the property with a pipe that travels to the river. The ditch is considered jurisdictional wetlands. There is also a small pocket of land that is considered wet meadow and appears to be man created; it's only value is it provides some storm water storage and re-charge. They propose to fill the pocket, replace the functions and create a drainage basin between the facility and Nutting Rd. It would be designed to state standards.

On the main parcel there is a house that will be removed and replaced with a 13,440 square foot wood material storage building and surrounding pavement. Out of consideration for a neighboring residence, placement of the building may be re-sited to allow for improved truck traffic. There is a culvert that travels from Route 202 back to a discharge point. They are proposing to fill a 2,000 plus square foot wetland pocket that has been labelled as jurisdictional wetland and will provide the same type of value as the Nutting Road property. The area is not big enough to provide a storm water function so they are proposing a vegetative buffer. The storm water will be handled under the pavement. There has been expressed concern for the amount of run-off that passes through the property so thought has been given to remove the pavement area near the 2 discharge points and make it some type of drainage basin and provide some detention.

Member Sherman asked if the operation was considered warehousing. Mr. Mike Shea replied that it is distribution; delivery and retail. Mr. Sherman asked if the building will be visible from the street. Mr. Kevan replied that the building will be set down 4-6 feet from street level and there will be arborvitae approximately eight feet tall at street level. The building will be below the allowed forty-five feet but it will be visible over the arborvitae.

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
July 11, 2017

Chairman Gordon asked if there would be an increase in truck traffic with this expansion. Mr. Shea estimated twelve trips per day. He does not anticipate an increase in the number of employees.

Member Devlin asked if there would be access to Nutting Rd. and it was confirmed there would be no access.

Chairman Gordon stated that a storm water management plan will be necessary and anticipates that at time there will be an attempt to entirely mitigate the impact of the proposed improvements. Mr. Keven replied that was correct. Chairman Gordon asked about the maintenance garage and the measure that will be taken when performing repairs. Mr. Shea stated that it will be designed and in line with the regulations and part of the presentation moving forward. Mr. Shea was asked if any of the buildings would need water or sewer service. He replied that the maintenance garage will.

Abutter Bob Aho submitted a letter of concerns to the board. Chairman Gordon read the letter and the concerns were raised with the applicant.

Planner Carr asked if the operation on Squantum Rd. would be moving to Peterborough St. Mr. Shea replied not entirely. Ms. Carr reminded the applicant that they should review the design guidelines in the Land Use Code. Mr. Jack Belletete reminded the board that the buildings are warehouses. Member Farmer suggested using a green siding or something that blends with the arborvitae.

CALL TO ORDER

Chairman Gordon called the public hearing to order at 7:00 p.m. Notice of the public hearing was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen.

PUBLIC HEARING - ACCEPTANCE

No Action

PUBLIC HEARING – NEW

1. Complete Streets Planning & Design Guidelines
Appendix to Land Use Code

Presentation: Mari Brunner, SWRPC

Chairman Gordon explained that Ms. Brunner has worked with a group of volunteers over the past five months on developing a set of guidelines for the town's streets and to encourage people to be out and about and sharing the roads. At the end of the presentation he will be asking the board for a motion to bring it before the Select Board with the recommendation to adopt and incorporate into the land use code.

Ms. Brunner stated that this came about from an initiative called Partnerships to Improve Community Health that is led by Cheshire Medical Center and Healthy Monadnock. Their goal is to make our region the healthiest in the nation. This would be done by increasing access to healthy food and beverages, tobacco free environments and increasing access to physical activity opportunities. They approached SWRPC and asked if they would be interested in working with towns in Cheshire county to adopt a Complete Streets approach to transportation planning. Approximately one year ago

TOWN OF JAFFREY
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PLANNING BOARD
Meeting Minutes
July 11, 2017

SWRPC approached Jaffrey about the program. A group of volunteers were established and they worked on developing a draft resolution showing the Town's committee to Complete Streets, design guidelines and a Complete Streets demonstration. Handouts were distributed to the board in addition to a power point presentation.

During the presentation, Member Sherman asked if a bike lane would be created on Route 124 since they are scheduled to repave. Ms. Brunner explained that Route 124 is a State road. When the question was posed to them the answer was no. Planner Carr added that the paving will only be a skim coat between the fog lines. Another consideration is in some areas there is very little shoulder and not conducive to a bike.

Chairman Gordon addressed scenic routes. The route from downtown to Jaffrey Center and out to the Troy town line has been designated as a scenic route. Also, from Dublin Rd. out to Dublin.

Member Farmer spoke about transition and scenic areas, specifically Route 202 near Mountain Brook Reservoir. Going over the bridge at the reservoir is not an easy task. What can be done to help people make this transition? Planner Carr asked if she would like to have a scenic section on Route 202. Member Farmer stated that she would and suggested that it begin where the slow section ends on River St./Route 202.

There being no further questions Chairman Gordon closed the public hearing.

PUBLIC HEARING – CONTINUED

No Action

DECISIONS

1. Complete Streets Planning & Design Guidelines
Appendix to Land Use Code

On a motion by Farmer, seconded by Sherman the board adopted the Complete Streets Planning & Design Guidelines as amended with the recommendation to move forward to the Select Board. (5-0)

OTHER BUSINESS

J. Carr - Plan review has been rescheduled to Wednesday, July 19.

J. Carr – Several zoning map errors have come to light. Planner Carr would like to establish a sub-committee, perhaps two board members, to review the maps for accuracy and in the process possibly expand the down town district. Discussion will resume at the August meeting with the intent that any proposals will be ready for town meeting in March.

COMMITTEE REPORTS:

No Action

ADJOURNMENT

The meeting adjourned at 8:23 p.m.

TOWN OF JAFFREY
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PLANNING BOARD
Meeting Minutes
July 11, 2017

Submitted:

Erlene Brayall
Erlene R. Brayall
Recording Secretary

Attest:

Tim Gordon
Tim Gordon
Chairman, Jaffrey Planning Board