

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
June 13, 2023

Present: Amy Meyers, Chair, Members John Peard, Ed Merrell, Margaret Dillon, Keith Dupuis, Peter Maki, Franklin Sterling, Selectmen's Rep, Nathan Flowers (alt), John Brouder (alt), Gary Arceci (alt)

Other: Thomas Ahlborn-Hsu, Conservation Commission, Nathan Chamberlin, Fieldstone Land Consultants, Jean Bergeron

Staff: Jo Anne Carr, Planning & Economic Director, 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 Maki, seconded by Dillon, the minutes for May 9, 2023 were approved as submitted. (7-0-0)

PRELIMINARY CONCEPTUAL

Nathan Chamberlin, Fieldstone Land Consultants

Mr. Chamberlin is before the Board to discuss options for the development of 83 Highland Ave, map/lot 238/83. The 20-acre parcel located in the Res A district with access to Town water and sewer. Mr. Chamberlin shared four different open space development concepts to see if the Board had a preference. A wetlands crossing would be required to access the lot. The lot has a secondary access point that may be considered for use as an emergency access, however, it was noted that access is located on the Class VI portion of the road.

1. 30 single-family homes, this is the largest footprint
2. 31 mixed, multi-family units; 17 single-family, 3 duplex and 2 quadplex
3. 31 mixed, multi-family units on a cul-de-sac; 7 single-family, 8 duplex and 2 quadplex. This option has a single road without a loop with the least impact on the land.
4. Subdivision, 14 single-family homes with a minimum lot size starting at 20,000 sf.

Options 1-3 would be a condo-style development where the owners would maintain the road, option 4 would be a town-maintained road. The intent is to sell each dwelling.

K Dupuis is not in favor of the option 4. In his opinion it not a good utilization of the lot. There is a need for more housing.

J Peard is in favor of the higher density options as they would add more water/sewer customers.

F Sterling noted that the intersection of Highland Avenue and Rte. 124 will be reconfigured when the road is paved this year.

T Hsu stated that the conservation commission prefers the plan that preserves the most land and appreciates that only one wetland crossing will be needed.

J Peard asked if the homes would be "moderately priced." Mr. Chamberlin responded yes.

J Carr explained that a conditional use permit is required to move forward as well as draft condominium documents and by-laws clarifying common areas and addressing the issue of ownership vs. rentals. These documents would be reviewed by the PB and Town Counsel.

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OTHER BUSINESS

Zoning – J Carr shared a zoning use table outlining the allowed use for each residential district. Conflicts were discovered between sections 4 and 5 that need to be resolved.

Legislation has been adopted to implement a Housing Champion Program for municipalities to promote more housing across the state. Municipalities can become a Designated Housing Champion Community and receive priority funding for infrastructure which includes water and sewer. She will be submitting a grant application to update and simplify the code. These changes would make it easier to move forward with housing projects and enable builders to secure grant funding. A Meyers expressed concern with growing the population to quickly and not having the infrastructure to support it. J Peard noted that impact fees stagnated building in the area. F Sterling agreed, Jaffrey developed a reputation as being a town that was difficult to build in. He added, we don't have enough housing for families with moderate incomes, we need more rental units.

The Board was in favor of pursuing the grant application.

J Carr distributed updated copies of the Master Plan.

ZBA DECISIONS

- ZBA 23-10 - Griffiths – *variance – approved*
- ZBA 23-11 - MacKenzie– *variance - approved*
- ZBA 23-12 – SW Lloyd LLC – *variance extension – no action taken*

ADJOURNMENT

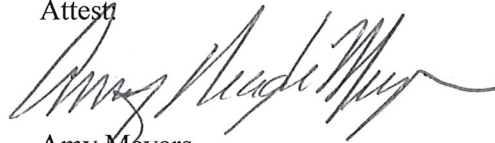
The meeting adjourned at 6:50 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest



Amy Meyers
Planning Board Chair