

**TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
October 10, 2017**

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

Absent:

Staff: JoAnne Carr, Director of Planning and Economic Development

PRELIMINARY CONCEPTUAL

Greylock Properties LLC (Gordon) – extension for compliance hearing:

Mr. Gordon is before the board seeking an extension for a compliance hearing. He needs to complete his septic and produce the as built plan. On October 9, 2017 Mr. Gordon sent a letter to the board noting the status of his outstanding issues. They have gone around the property looking at the wetlands and setbacks; everything has been moved outside of the green stakes set Jed Paquin. The septic system is mostly finished. The Tank and D box are left to be installed.

Chairman Gordon stated that the reason they wanted Mr. Gordon to come in was to set a hard date to have the septic installed by. Mr. Gordon stated that next month Mr. Paquin can finish up the plans; basically, a one month extension.

On a motion by Merrell, seconded by Devlin the board approved a one month extension to complete the work.

MEETING MINUTES APPROVAL

On a motion by McKenzie, seconded by Sherman the minutes of the August 8, 2017 meeting were approved as submitted. (7-0)

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

1. PB 17-17 SVE Associates, 31, 33 and 37 Peterborough St. (properties of Cheshire Oil & Hampsey Family Revocable Trust, Map 238 / Lots 262,263 & 264, Zone: General Business

Technical Subdivision – The applicant proposes a boundary line adjustment and lot merger.

On a motion by Farmer, seconded by McKenzie the application proposing a boundary line adjustment and lot merger was accepted. (7-0)

2. PB 17-18 REAG Loan Mod Services LLC & REAG Bass LLC, 81 Fitzgerald Dr., Map 244 / Lot 10.3, Zone: Industrial

Site Plan – The applicant proposes a site plan review.

On a motion by McKenzie, seconded by Farmer the board approved the waiver request relating to existing grades and topographical features. (7-0)

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On a motion by McKenzie, seconded by Despres the application proposing a site plan review was accepted. (7-0)

3. PB 17-19 Weidner Services LLC, 5 Sawmill Dr, Map 257 / Lot 12.6, Zone: Industrial

Site Plan – The applicant proposes a site plan review.

On a motion by Farmer, seconded by Despres the application to amend a previously approved site plan was accepted. (7-0)

4. PB 17-20 Cutter, Jeffrey E & Bonnie A, 89 Woodbury Hill Rd., Map 235 / Lot 30.1, Zone: Rural (without town water)

Earth Excavation – The applicant proposes earth excavation

On a motion by Despres, seconded by Devlin the application proposing a site plan review was accepted. (7-0)

5. PB17-12 580 Mountain Road LLC (Grand View Estate), 580 Mountain Rd., Map 212 / Lot 17, Zone: Rural (without town water)

Site Plan – The applicant proposes to amend a previously approved site plan.

On a motion by McKenzie, seconded by Despres the board approved the waiver request for checklist item three - a perimeter survey of the overall property. (7-0)

On a motion by Despres, seconded by Devlin the application proposing a site plan review was accepted. (7-0)

6. PB 17-21 EMD Millipore Corporation, 11 Prescott Rd., Map 256/Lot 1 & 257/17, Zone: Industrial.

Site Plan – The applicant proposes to amend a previously approved site plan.

On a motion by Despres, seconded by Devlin the application proposing a site plan review was accepted. (7-0)

PUBLIC HEARING – NEW

1. PB 17–17 SVE Associates, 31, 33 and 37 Peterborough St. (properties of Cheshire Oil & Hampsey Family Revocable Trust, Map 238 / Lots 262,263 & 264, Zone: General Business

Technical Subdivision – The applicant proposes a boundary line adjustment and lot merger.

Presentation: Rob Hitchcock, SVE Engineering

Appearance:

Mr. Hitchcock reminded the board that they had approved a similar lot line adjustment last year for these properties. Due to a change in plans the deal did not go through and the subdivision was never

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recorded. Mr. Hitchcock commented that if the board felt it best to void the adjustment approved last year the applicants were fine with that.

What is being proposed now is very similar with the intent being the same as before Mr. Hampsey will acquire 2,238 square feet from Cheshire Oil. This will allow him six additional parking spaces for his tenants on his own property. In addition to the lot line adjustment a new curb cut has been requested and approved by NH DOT. Member Despres asked if there were plans to fence the area. Mr. Hampsey indicated that he did plan for a fence at the top and along the side; it would be a clear demarcation.

Mr. Hitchcock pointed out that Cheshire Oil is made up of two parcels. Those parcels will be merged; the Voluntary Merger is prepared and ready to be signed by the Chairman.

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

2. PB 17-18 REAG Loan Mod Services LLC & REAG Bass LLC, 81 Fitzgerald Dr., Map 244 / Lot 10.3, Zone: Industrial

Site Plan – The applicant proposes a site plan review.

Presentation: Jeff Kevan, TF Moran

Appearance:

A condominium site plan locating building and pavement was prepared and stamped in 2003. What is being proposed now is the renovation of a space inside of the building and preparation of warehouse space for Millipore. The SAU occupies the right front of the building. The left front is vacant and a small portion on the left rear is used by Kreussler, Inc.

The space being occupied by Millipore is not a change of use; it was warehouse and will continue as warehouse. 39,000 square feet will be renovated. On the outside, they will restripe an area in the front to provide ADA parking and create a walkway. There will be two concrete pads on the back for placement of their generators and propane. There will be seven parking spaces added in the front and it will be paved.

Member Merrell asked if there is any hazardous material being stored. One of the Managing Partners with REAG explained that one of the businesses is plastics. They will not be manufacturing, only storing. Another section will be used by Millipore for their bio-chambers. These are basically walk-in coolers where they have plastic filters. By storing them under humidity or different temperatures they can gauge the life expectancy many years out. Member McKenzie asked if material would be moving in and out with some personnel doing testing. The Managing Partner replied that the rear area housing the chambers will have one person for a couple of hours a week. The walk-in coolers do produce condensate which is basically water. The other side will have 3-5 people making six or seven trips a day back and forth. Member McKenzie asked for the hours of operation. The Managing Partner responded that they will have access 24/7 with 6-7 trips a day, he assumes during working hours.

Member Merrell asked if there are any levelers. It was responded that there are seven in currently and they plan to add one more. Member Merrell suggested that they should be noted on the site plan along with loading docks.

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Member Farmer brought attention to the letter submitted by DPW Director Heglin. The board agreed that it, along with the letter from the Fire Chief, would be considered in their decision.

Mr. Kevan addressed the final waiver request that addresses the storm water management report. He feels it is insignificant enough as far as the amount of pavement that a storm water management report is not necessary. Snow removal areas have been identified on the plan. Chairman Gordon suggests that they have some rationale for the decision they make to waive this given what might be in the pipeline. Why would they issue the waiver and what are the terms of the waiver? Mr. Kevan stated that they are allowed 75% on the site of impervious coverage, they are at 55% or roughly 3.9 acres of building and pavement on a 7.2 acres. They are adding 1,600 square feet which is approximately 4/100 of an acre or 1% increase of impervious surface. The soils appear very good and all sheet flow will be away from the building into the roadside ditches. It appears most of it infiltrates.

On a motion by McKenzie, seconded by Merrell the board accepted the waiver request for drainage calculations.

Member Merrell asked if there would be any changes to the lighting. It was responded that lighting has been upgraded to LED lights. The existing wall mounts around the exterior have been replaced leaving three in the front to be replaced.

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

3. PB 17-19 Weidner Services LLC, 5 Sawmill Dr, Map 257 / Lot 12.6, Zone: Industrial

Site Plan – The applicant proposes a site plan review.

Presentation: Jim Weidner

Appearance:

There is a 4,000-square foot area at the end of the building he currently occupies that was previously rented and used for cold storage. Mr. Weidner is proposing to renovate the interior (i.e.: insulate and add heat) and make more work space for his business. Member Merrell asked what type of business. Mr. Weidner stated it is for his business which is fabrication, machining and general welding repair as well as selling snow plows. Member Merrell asked if there would be new equipment. Mr. Weidner replied that for now they will be moving machinery that they have. They may add more in the future. When asked how he plans to heat the area Mr. Weidner explained that it will tie into the existing system which is pellets.

Member McKenzie asked why they needed site plan if the renovations are strictly interior. Planner Carr explained that it is more than the 1,000 square feet. Building Inspector added that it is also a change in use from cold storage to fabrication. Planner Carr suggested that the spill prevention plan be updated with a copy to the DPW.

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

4. PB 17-20 Cutter, Jeffrey E & Bonnie A, 89 Woodbury Hill Rd., Map 235 / Lot 30.1, Zone: Rural (without town water)

Earth Excavation – The applicant proposes earth excavation

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Presentation: Kirk Stenersen, Higher Design, PLLC

Appearance:

The property is owned by the Cutter's and the excavation work is being done by Bruce Coll of C & C Trucking. The excavation began many years ago and approval from the board had been received. Mr. Coll was approached by the Town requesting an update to the excavation plan.

The property is located on Woodbury Hill Rd. and consists of sixty-one acres. Mr. Coll is continuing to convert the land into fields which the Cutter's use for agricultural use. There is a large knoll that they want to remove. Mr. Coll is removing the material to create the field then processing and selling the material.

Referring to the plan Mr. Stenersen noted the existing ledge base and grading plan. There are no concerns regarding drainage and where it goes. Chairman Gordon asked if the drainage is controlled by draining into itself. Mr. Stenersen agreed.

The haul route, originally set by DPW, is Woodbury Hill Rd to Bryant Rd to Proctor Rd. then Route 137. Blasting would be once or twice a year. The hope is to be complete in five years. Hours of operation would be 7:00 a.m. to 6:00 p.m. Monday through Saturday. Member McKenzie asked how much material did he expect to generate from current conditions to completion. Mr. Stenersen estimated thirty thousand yards. Member Merrell asked how many truck loads a day. Mr. Coll estimated between thirty-five and forty if they hauled steady and that would not be every day. They blast then remove the rock. Mr. Coll tries to plan blasting for the cooler months when windows are closed having less noise and road dust impact on the neighbors.

Member McKenzie raised the question of a road bond for the life of the project. Mr. Coll interjected that initially there was a small bond required by the town. He is not sure if that bond is still in place.

Mr. Stenersen did bring to the board's attention the note from the Fire Chief requesting notification prior to blasting.

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

5. PB17-12 580 Mountain Road LLC (Grand View Estate), 580 Mountain Rd., Map 212 / Lot 17, Zone: Rural (without town water)

Site Plan – The applicant proposes to amend a previously approved site plan.

Presentation: Nathan Chamberlain, Fieldstone Land Consultants, PLLC

Appearance: Pam Royce, Property Manager

Mr. Chamberlain noted that he had received review comments from JoAnne Carr. He has responded to her comments with everything being noted on the plan. In 2000 the property was owned by the Mitchell's and it was approved for an Inn, a spa, a function center and a restaurant. The restaurant and spa no longer exists however they current owner wishes to retain those right. The Inn is mainly associated with the events that take place on the property. The houses on the original site plan were a part of the Inn serving as rentals and the old chicken coop was shown on the original plan to be

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renovated into six hotel rooms. Recently there has been a lot of deferred maintenance performed on the property. Part of the maintenance involved the chicken coop which was very much in disrepair. They approached the town about replacing it and approval was given. The coop was razed and a new structure of the same square footage was constructed in a different location on the property. There was a change of elevation involved with the project that called for 3,500 cubic yards of material. The driveway has been repaved. The new plan consists of more than the one page originally prepared and now includes a plan of the existing conditions as of June 2017 and a Pre-Existing Condition Exhibit of on-site conditions prior to the recent improvements.

The former driveway was to remain as an emergency access. At the request of the Fire Chief it will remain paved. The current plan specifies a gate with a knock box at the entrance to prohibit the driveway from being used for access and egress other than emergencies.

The applicant is requesting the removal of what is referred to as the Tom Thumb house, 1,064 square feet. It would be replaced with a 24 x 44 three-car garage and two ADA bathrooms; there would not be an increase in impervious area. Copies of the plan were distributed to the board. Member Farmer asked what the new building would be used for. Mr. Chamberlain explained that it would be to store vehicles. Several members questioned the need for bathrooms in the garage. Ms. Pam Royce replied there are two restrooms inside and with a larger event it is not enough. Since the house had the water and sewer hook-up they thought utilizing it would be of benefit to the guests. Member Farmer asked if the bays would be separated by walls. Mr. Chamberlain replied they are not. Member Farmer surmised that the structure could then be used as a secondary exterior function space. Member McKenzie asked for the maximum occupancy for an event. Ms. Royce replied that total inside capacity for the banquet hall is one hundred and sixty-five. It is made up of two separate areas; one-hundred and twenty-five and forty. On occasion, there are live events with outside tenting. If an event is over that number they put up a tent. They could be under that number and want seating outside with dancing inside. Mr. Chamberlain noted there had been concern about noise so they are proposing a hedge row of trees to help deaden the sound.

Speaking to drainage Mr. Chamberlain stated that the entire lot sheet flows with run-off remaining on their property. There was concern about drainage down the driveway. When the driveway was redone they installed a catch basin near the function hall. Mr. Chamberlain stated identified on the plan where the parking would be. The original plan had overflow parking in the lower field. To date that area has not been used by the current owner. Ms. Royce explained that there are three tiers of parking outside of the banquet hall, in front of the building and in front of the mansion.

Ms. Royce stated that the main use of the Inn May through October is traditionally people rent the hall and house for weddings. There have been occasions in the off season when they rent as a vacation rental or a small gathering.

Member Merrell mentioned a letter from an abutter that addressed noise. Member McKenzie commented that perhaps the board should review the hours of operation. Perhaps there is a connection. Attorney Hanna interjected that they did not think the hours of operation were at issue and they do not believe they have change from the original approval. If there is an issue with the hours they would like an opportunity to address it and they are not prepared to do that today. Member McKenzie stated that according to the original approval the hall is rented in five hour increments with the final one beginning at 8:00 p.m. and ending at 1:00 a.m. If music and noise is associated with this, given it is in the mountain zone, she would have an issue with that. Member Farmer pointed out that the original approval seemed to focus on inside events and now there have been changes.

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Member Sherman asked if there were fireworks associated with the events. Ms. Royce replied on occasion they may choose to do fireworks. Chairman pro tem Devlin asked if a permit is required for this type of fireworks show. Ms. Royce answered if they buy them themselves and shoot them off there is no permit. If they go to the higher class they do get a permit from the Fire Chief. This year they may have had four or five.

Member Farmer summarizing the original request stated it is to replace the original Tom Thumb house with a structure as identical in size as possible at the elevation as stated with the bays facing west.

Member McKenzie asked if there were other anticipated changes to the property over the next year or so. Ms. Royce stated that when they close for the season the mansion will have an interior cosmetic renovation. The farm house will follow. It is all deferred maintenance. Nothing to change the character or appearance of the building. They do plan to enclose the new barn with the hope of keeping the look in line with the rest of the property. Member McKenzie asked if there would be occupancy for the barn; will it be insulated or sprinkled? Ms. Royce stated they intend to use it for storage in the off season. In season, it will be available as an alternative event site where guests could escape the weather. Capacity for the building will be determined by the Fire Chief.

Mr. Tim Gordon is an abutter and would like to raise the issue of noise. When he purchased his home, he understood he was moving next to an Inn with a restaurant and function facility and he relied on the set of rules that were associated with the property. Although it is one day a week during the summer he does have concerns about the business existing where it is and he does not believe it is the business operating today that was approved. Today it is more like an event center.

He is appreciative of the sound suppression of the trees and would appreciate it if something could be done to move the events from the area next to his side yard. They are approximately eight feet from his property line. Mr. Gordon pointed out that on the originally approved plan it designates the outside event area to be down below and states "outside events shall be held in this area". Now he hears that there will be a tent with one-hundred and fifty people plus a barn with occupancy. At some point, there will be a size issue; a limit to the number of people there. In general, Mr. Gordon feels they have been good neighbors but he would like something done to reduce the noise.

Mr. Michael Sohnegan is an abutter who also has an issue with noise. Depending on the weather the sound carries and at times they can hear every word spoken. His main concern is late night fireworks. There was a recent incident where fireworks were discharged at 2:00 a.m. He would like something to be done to control late night noise. It was noted that moving the music down from the barn would put it closer to him and that is not something he would be in favor of. In general, he agrees with Mr. Gordon – he supports the property and what they are doing with it however he would like something done to reduce the noise.

Ms. Royce stated that organized fireworks at the Grand View take place by 10:00 p.m. Mr. Sohnegan added that it was clear to him where they came from and perhaps they were not organized by the Grand View. It would be appreciated if they could somehow prevent the guests from doing this.

In response to comments from Mr. Gordon, Ms. Royce stated that when the Mitchells were there they did outside tenting from 2000 to 2012 in the same area currently being used. A wedding was never held down in what was referred to as the function area. It is her understanding that the "function area" was for larger functions.

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Member McKenzie suggest the board review the original site plan prior to the next meeting.

Site visit was scheduled for Tuesday, October 17 at 5:00 p.m. Those attending will meet on-site at the Tom Thumb house.

There being no further questions Chairman pro tem Devlin continued the public hearing.

6. PB 17-21 EMD Millipore Corporation, 11 Prescott Rd., Map 256/Lot 1 & 257/17, Zone: Industrial.

Site Plan – The applicant proposes to amend a previously approved site plan.

Presentation: Attorney John Arnold, Derek Redgate, Highpoint Engineering

Appearance:

Attorney Arnold reminded the board that they had been before them the month prior for a preliminary conceptual meeting. Today they are making their formal application to increase their parking. Millipore is currently experiencing a parking shortage during the shift changes due to an overlap in the shifts.

They are proposing an additional parking area with eighty-two spaces. The parking lot will be tied into an existing walkway/trail system for employees to use when walking to and from the facility. It will be well screened from the road and abutting properties and this proposal does not include any expansion to the site.

The subject site will be accessed off an existing access drive leading from Route 124. There will be no new curb cuts. A special exception and variance relating to minor construction within the wetland buffer was granted by the Zoning Board of Adjustment at the October 3, 2017 public hearing. There will be no construction, impacting or filling the wetlands themselves however the access road off from Route 124 that will serve the parking lot is within that buffer already.

Mr. Redgate stated that they have applied for and received a driveway permit from NH DOT. An alteration of terrain permit has been submitted to NH DES. Referring to the plans, Mr. Redgate explained the proposal for the board. There is two-way circulation patten to provide room for backing out and turning around. The driveway itself is twenty-five feet wide and should be adequate for emergency vehicles.

The proposed site is an area where excess fill has been stored over the years. This mound will be still be elevated off the access road but not to the degree it is now and it will take approximately two to three months to take the hill down. It will be approximately a 9-foot elevation difference when entering off the access road. They are proposing some sheet flow and everything will be maintained within the exterior curbing. New catch basins to collect the drainage have been installed. Chairman Gordon asked if the material would be exported. Mr. Redgate indicated that it would.

Addressing the lighting Mr. Redgate stated there would be four twenty-foot light poles in the islands. They will match the existing poles and will maintain between five and three and a half foot candles of illumination within the parking lot. There will be eleven, three-foot-high, bollard style lights on the walking path. The parking lot lights will be on timers going on at dusk and staying on through the night.

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Member Merrell referred to the comments from DPW suggesting that the pavement be porous. Mr. Redgate saw the comments and it was considered. It is a very large area to provide porous pavement on and very expensive with maintenance issues. They have the flexibility to provide drainage and a detention basin so they decided to not use pavement. The process to be used is in compliance with the infiltration requirements of AOT and the town. Recommended cleaning of the catch basins and sediment forebay is every six months. Inspection and maintenance on the rest of the drainage system is every twelve months.

Mr. Charlie Koch of the Jaffrey Conservation Commission has concern of the disposal of the excess material that has been stored. What about invasive plants and how will they be disposed of. Member McKenzie asked Mr. Redgate if the contractor would be properly composting of the material. Mr. Redgate replied that they have clearing and grubbing specs. The material will be disposed of in the proper way and they can write that into the construction contract.

Member Farmer asked about the snow removal. Mr. Redgate stated that the snow remains on-site at a designated area which is marked on the plan.

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

PUBLIC HEARING – CONTINUED

No Action

DECISIONS

1. PB 17–17 SVE Associates, 31, 33 and 37 Peterborough St. (properties of Cheshire Oil & Hampsey Family Revocable Trust, Map 238 / Lots 262,263 & 264, Zone: General Business

Technical Subdivision – The applicant proposes a boundary line adjustment and lot merger.

On a motion by McKenzie, seconded by Merrell the application proposing a boundary line adjustment and lot merger were approved as presented and per testimony given subject to the following condition. (7-0)

The plan submitted is on file with this office with a plan date of August 16, 2017, stamped and signed by Russell J. Huntley, LLS.

Condition precedent:

1. Boundary markers are to be set prior to signing plan.

This application voids the prior Technical Subdivision approval of plans dated August 8, 2016 and approved by the Planning Board September 13, 2016. The new plans relocate an existing curb cut to provide access to Map 238 Lot 264.1 and removes the easement over Map 238 Lot 262.1 for access for the benefit of Lot 264.1.

2. PB 17-18 REAG Loan Mod Services LLC & REAG Bass LLC, 81 Fitzgerald Dr., Map 244 / Lot 10.3, Zone: Industrial

Site Plan – The applicant proposes a site plan review.

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On a motion by Farmer, seconded by Devlin the application proposing the renovation and change in use of an industrial building located at 81 Fitzgerald Dr. in the Drumlin Industrial District was approved as presented and per testimony given subject to the following condition. (7-0)

The plan submitted is on file with this office with a plan date of June 16, 2017, stamped and signed by Robert E. Duval, PE., TF Moran

Condition precedent:

1. Site plan to be updated to show pedestrian egress, vehicular egress/access and loading docks including pits for levelers.

Condition subsequent:

1. Comments from the DPW dated October 4, 2017 and the Fire Chief dated October 10, 2017 are to be complied with before a Certificate of Occupancy is issued.

3. PB 17-19 Weidner Services LLC, 5 Sawmill Dr, Map 257 / Lot 12.6, Zone: Industrial

Site Plan – The applicant proposes a site plan review.

On a motion by Devlin, seconded by Weimann the application proposing a commercial condominium unit located at 5 Sawmill Park Dr., in the Squantum Industrial District was approved as presented and per testimony given. (7-0)

The plan submitted is titled “Condominium Certification” and is on file with this office with a date stamp of June 16, 2010, stamped and signed by Al Vorce, LLS.

4. PB 17-20 Cutter, Jeffrey E & Bonnie A, 89 Woodbury Hill Rd., Map 235 / Lot 30.1, Zone: Rural (without town water)

Earth Excavation – The applicant proposes earth excavation

On a motion by Farmer, seconded by Weimann the application proposing earth excavation was approved as presented and per testimony given subject to the following conditions. (7-0)

The plan submitted is on file with this office with a date stamp of August 21, 2017, stamped and signed by Kirk L. Stenersen, PE., Higher Design, PLLC

Conditions precedent:

1. A bond is to be posted and remain in place for the duration of the project. The amount of the bond is to be set by the Department of Public Works

Condition subsequent:

2. Notice must be given to the Fire Chief of any blasting operations that may occur as part of this project.

6. PB 17-21 EMD Millipore Corporation, 11 Prescott Rd., Map 256/Lot 1 & 257/17, Zone: Industrial.

Site Plan – The applicant proposes to amend a previously approved site plan.

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On a motion by McKenzie, seconded by Weimann the application proposing an additional parking area to the east of the facility accessed from Turnpike Road within the Turnpike Road Industrial District was approved as presented and per testimony given subject to the following conditions. (7-0)

The plans submitted are on file with this office with a date stamp of September 26, 2017, stamped and signed by Doug Hartnett, PE, Highpoint Engineering, Inc.

Condition precedent:

1. Add a note to the site plan stating that the owners and contractors shall practice best management practices in the removal of any material from the property.

OTHER BUSINESS

- Planner Carr: Introduction of Becky Newton. She will be the new Recording Secretary for the Planning Board.

COMMITTEE REPORTS:

- Planner Carr - Zoning Map corrections:
In 2007, there were some zoning changes proposed. In 2012 for unknown reasons, the zoning changed and flipped back to the old configuration. Most of the changes were minor. A subcommittee was formed to review the maps and narratives; letters were sent to those property owners affected by the changes. There has been no feedback from those parties. Subsequently, the maps have been corrected, received and displayed.

Member McKenzie added that the subcommittee is considering expanding the General Business district and changing a small portion of land on Route 202 from Industrial to General Business. The subcommittee would like the input of the board. The subcommittee will meet again on Wednesday, October 11, 2017.

- Member McKenzie – Apportionment update
The school board has accepted a report from the apportionment committee concluding the apportionment committees charge. The recommendation was: maintain apportionment based 50% based on resident pupil/50% on net valuation. State aid would come off the top over a five-year increment.

The next meeting will be on Thursday, October 19, 2017 at 6:00 p.m. This meeting is being held at the request of the residents of Jaffrey that make up the school board. The hope is to reach a reasonable solution.

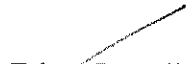
- Planner Carr, Master Plan – housing update:
The contract came back from SWRPC. It has been read and a request has been made that it be signed by Jon Frederick, Town Manager.

ADJOURNMENT

The meeting adjourned at 10:02 p.m.


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Submitted:


Erlene Brayall
Recording Secretary



Attest:


Tim Gordon
Chairman, Jaffrey Planning Board