

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Site Walk Minutes
October 17, 2017

Present: Chairman Pro Tem Devlin, Members Merrell, Alternate member Sherman, McKenzie, Farmer, Depres, and Selectmen's representative Weimann.

Absent: None

Staff: Planning & Economic Development Director Carr
Code Enforcement/Building Inspector Deschenes

Public/Abutters: Charles Turcotte, Jack Minter, Ken Campbell, Suze Campbell, Cody Gordon, Tim Gordon.

PUBLIC HEARING

Public Hearing - Continued

1. PB 17-12, 580 Mountain Road LLC (Grand View Estate), 580 Mountain Rd., Map 212 Lot 17, Mountain Zone. (without town water or sewer).

Chair Tim Gordon recuses himself for this public hearing.

Presentation: Thomas Hanna, Pam Royce and Nathan Chamberlin.

M. Devlin convened the continued hearing at 5:00 P.M.

T. Hanna opened the site walk by directing the board to the driveway on the westerly edge of the property. From here N. Chamberlin reviewed the proposal and answered questions. The driveway was abandoned per Planning Board approval in 2000. N Chamberlin suggested that Fire Chief Chamberlain would like to keep the gate with a knox box type lock. M Devlin questions whether the driveway will be widened and the 2000 plan showed parking in a circle near the driveway. Will that remain unpaved, i.e. grass? It was stated that it would not be necessary to widen the driveway and they were not seeking to pave the parking in this area.

The walk turned to the "Tom Thumb" house. P. Royce stated that the proposal is to demo the existing structure and construct a 3 car garage with 3 ADA bathrooms. Garage doors are to face west, i.e. toward the mansion. N Chamberlin suggested that they may be revising the site plan to accommodate the necessary turn radius for cars, personal vehicles, pick-up truck, entering the garage. P Farmer and M Devlin ask about the orientation of the proposed garage and height of the roof line. P Royce indicated that the design will be consistent with existing buildings, hip roof with a low profile. L McKenzie reminded applicant that the former ZBA required that any changes were to be in-kind. T. Hanna clarified that the ZBA approval stipulated no "noticeable exterior changes to the buildings". L. McKenzie went on to ask for scaled plans and drawings so that the new building could be placed in context with existing buildings.

P. Royce directed the walk to the neighboring property (Gordon) and fence line. A row of trees (arbor vitae) as screening has been proposed. L McKenzie suggests that planting other than arbor vitae which is attractive to deer for browse should be used. Also as the use is seasonal, a mix of plantings including deciduous shrubs/trees could be used instead. P. Royce agreed that a mix of plantings could be done. This site is one of the preferred locations for ceremonies due to the tree shade and view of the mountain. Seating is parallel to the fence. S. Depres asked whether there was music during the ceremony. Yes, the DJ provides music for the ceremony and reception afterward. M Devlin asked if there was outside dining here? P. Royce responded, no.

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The walk then turned to the westerly leachfield (identified as the “grassy knoll”) as the second location for ceremonies and then on to the third location nearest the banquet hall, with a fire pit, also on a leachfield. J Carr asked about the changes in the drainage system due to site work. N. Chamberlin reported that the drainage was collected through a series of underground pipes and catch basins and discharges downslope to a plunge pool and then runs overland. M. Devlin asked about outside smokers or grills on the patio by the banquet hall and the use of fireworks by either the applicant or guests. P. Royce replied that there are times when food is cooked outside. Fireworks are generally launched from the “grassy knoll” but sometimes further back in the field. It was suggested that Fire Chief Chamberlain should be consulted as to fire protection measures when fireworks are proposed. L McKenzie asked about the class 6 road which crosses the property. Is it gated and posted P. Royce indicated that the entrance to that road is further down route 124. A question remained as to the status of the road status for the purposes of this site walk. Again the question is asked regarding outside music – P. Royce responded, rarely.

The walk took the Board into the banquet hall. P Royce stated that the reception area has music provided by a DJ – sometimes outside briefly for the ceremony. Exiting the banquet hall, the questions returned to the Tom Thumb House. P. Farmer asked about existing landscaping at the house. N Chamberlin responded that the trees and shrubs would have to be removed.

Attention then turned to the new pavilion and site of the previously existing barn. R. Sherman asked whether the pavilion is intended to be enclosed. P. Royce handed out sketches depicting the building as proposed with walls, windows, sliding doors, etc. L. McKenzie reminded the applicants that the 2000 ZBA approval restricted to replacement of buildings in kind. Attention turned to R. Deschenes who replied that he approved the building replacement thinking it would have been the same, fitting in to the scale of the original building. P. Farmer asked then was there an intent to change the purpose of the building? P. Royce said that she presented the application as a future barn and storage, consistent with the use of the demolished barn. But she thought that once brides saw the building they might want it as a venue, and she reasoned that in that circumstance she would have to come in to ask for a change in use for the building. Structural plans were submitted with the building permit. P. Royce said they were trying to keep the scale in context with the surrounding buildings. P Farmer asked how many people could be accommodated here and would it need fire protection? P. Royce said it depended on the use, if seated fewer, standing could be 150+. R Deschenes indicated that no fire protection would be necessary for a building this size. L. McKenzie questioned the dimensions of this building to the original and J Carr asked if they had photos of the original structure for comparison. Also asked was whether there were any additional plans for the site, more buildings etc? P. Royce responded not at this time.

There being no further questions M. Devlin adjourned this part of the public hearing to reconvene at the next regularly scheduled Planning Board meeting 7 pm, November 14, 2017, 7 pm.

ADJOURNMENT

The meeting adjourned at 5:55 pm

Submitted:


Ed Merrell
Planning Board Secretary


Jo Anne Carr
Director of Planning & Economic Development

Attest: