

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**Select Board Meeting Minutes**  
**January 24, 2022**

**Chairman:** Franklin W. Sterling, Jr.

**Selectmen:** John E. Belletete, Kevin Chamberlain

**Town Manager:** Jon Frederick

**Staff:** Planning & Economic Development Director Carr, Superintendent of Highways and Facilities Croteau, Building Inspector Deschenes, Fire Chief Chamberlain, Superintendent of Utilities Cavaliere, Administrative Assistant Zola, Fire Department Personnel

**Guests:** Mark Bosse & Family, Ken and Suze Campbell, Jason Headlee and Nate Parks from Camp Barea, Atty Roy McCallum, Atty. Bob Carey

**A. Call to Order** - 6:00 pm

**B. Non-Public** - None

**C. Retirement Proclamation** - Chairman Sterling read the retirement proclamation thanking Mark Bosse for his 35 years of dedicated service to the Town of Jaffrey and congratulated him on his retirement. Fire Chief Chamberlain along with numerous Fire Department members also thanked and congratulated Mark.

**D. Public Hearings**

Chairman Sterling opened the first Public Hearing at 6:07pm

1. Issuance of bonds or notes exceeding \$100,000:

Cold Stone Springs supplemental gross appropriation of \$4.3M- The Town needs to gross appropriate for the whole project. Costs are higher, but grants are in place. We awaiting word on the EDA grant decision. TM Frederick stated that the payments are structured so that the EDA grant will reduce the loan load. Selectman Chamberlain asked if we would have to wait until Peterborough's Town Meeting in May. There is the possibility that Peterborough may have a special town meeting prior to May, to speed up the process. The bids will be going out in the next month or two per Superintendent of Utilities Cavaliere.

Seeing that there were no questions/concerns from the in-person or Zoom audience, Chairman Sterling closed the public hearing on this issue at 6:11pm.

Chairman Sterling opened the next Public Hearing at 6:11pm

Stratton Road sewer main replacement appropriation of \$1.5M - The total amount is \$1.5 million; however, the actual is \$1.3 million. The balance of grants and fund balances was reviewed with the balance of \$300,000 being taken out of the sewer funds. This will not be on the tax rate. This project needs to be completed before final paving and sidewalks can be completed on Stratton Road.

Seeing that there were no questions/concerns from the in-person or Zoom audience, Chairman Sterling closed the public hearing on this issue at 6:13pm.

Chairman Sterling opened the next Public Hearing at 6:13pm

2. Approve a Tax Increment Financing Plan

Amend the Stone Arch Bridge TIF District financing plan to create a Capital Reserve Fund for infrastructure improvements and appropriate \$40,000 for said fund - This appropriation goes through the budget process. \$40,000 will be taken out of the budget and put into this newly created CRF for infrastructure projects in the Stone Arch Bridge TIF district.

Seeing that there were no questions/concerns from the in-person or Zoom audience, Chairman Sterling closed the public hearing on this issue at 6:15pm.

Chairman Sterling opened the next Public Hearing at 6:15pm

3. Amending Public Revenue-Producing Fees

Modify the Transfer Station fee schedule as proposed by the Select Board - The Select Board had reviewed recommended changes at a previous meeting. Some of the recommended changes were regarding demo waste, carpets, mattresses and no longer accepting shingles. Superintendent of Highways and Facilities Croteau did a thorough analysis of surrounding towns and Jaffrey was under-charging for these items. The hope is to maintain the Transfer Station through fees.

Seeing that there were no questions/concerns from the in-person or Zoom audience, Chairman Sterling closed the public hearing on this issue at 6:18pm.

**E. Appointments**

1 Camp Berea Children's Camp - Bob Carey from Orr & Reno was present to represent his clients, Beatrice & Stephen Epstein and Robin Cassel and Jeff Whittemore. They own the properties that are on either side of the Camp Berea land. They are concerned that Camp Berea will be restarting a children's camp on the narrow piece of land between their properties. He explained that the Board has the authority to oversee the zoning of this parcel. He stated that in the town ordinance it states that abandonment of a non-conforming use of the land for more than one year, causes the loss of that use for the land. His clients

believe that a children's camp is detrimental to the neighborhood because of noise. In 2019, his clients noticed an increased intensity of noise from the area. In 2020 there was light traffic. Camp Berea bought the property in the spring of 2021. He and his clients feel that the use of this land has been abandoned, regardless of their intent, and should not be allowed to restart. He is coming in now to give the town some lead- time in their decision making prior to the time the camp would be starting. His clients would like the ZBA and BOS to consider making the ruling to deny Camp Berea restarting of the children's camp.

Chairman Sterling asked Mr. Carey if this completed his presentation and Mr. Carey said yes. Chairman Sterling then stated at this time, the Board was not going to take further action on this matter. They will not discuss, argue or evaluate the merits or lack thereof, of his argument. We are probably going to end up in litigation at some point later on regarding this matter and will be forced at that time to respond, and will do so then.

2. Jaffrey VIS - Suze Campbell were present to discuss two items that the VIS would like the Town to consider:

1. Discontinuance/closure on Harkness Road - there is a dangerous diagonal intersection where Harkness intersects with Bryant Road and Main Street. If the road was to be discontinued from the western most part of Harkness from Bryant Road to the eastern driveway of the Currier house, this would decrease speeding in the area and make sight lines better for turning traffic. Chairman Sterling noted that he had proposed this about 15-20 years ago. He does support the request as it's very difficult to see traffic at this intersection and is surprised that there aren't more accidents there. The Town would draw up the warrant to present to the Town Meeting, meaning that the VIS would not have to do a petition with signatures.

2. Meetinghouse Sidewalks- There is a missing piece of sidewalk to the Meetinghouse alongside Cutter-Tenney park on Meetinghouse Road from Thorndike Pond Road to Laban Ainsworth Way. Todd Croteau was present to state that these sidewalks were not on the proposed sidewalk plan as of yet. It was suggested that she contact Jo Anne Carr regarding grant funding for the project and also the VIS could do fundraisers. They would like to have this done by the Jaffrey 250<sup>th</sup> celebration in 2023. Help with getting the engineering done was also mentioned by Selectman Belletete.

Suze will remain in contact with the Town regarding both issues.

Representatives from Camp Berea in the audience, introduced themselves and ask Chairman Sterling if the Board needed to hear from them. They did submit materials to the Board and Mr. Carey prior to the meeting. After confirming that all parties received the paperwork, Chairman Sterling stated the discussion was ended and thanked them for attending.

## **F. Approval of Meeting Minutes**

On a motion by Belletete, seconded by Chamberlain, the Public Minutes of January 10, 2022 were approved (3-0).

On a motion by Belletete, seconded by Chamberlain, the Non-Public Minutes of January 10, 2022 were approved and sealed (3-0).

## **G. Consent Agenda**

1. Payroll and Vendor Manifests
2. Abatements
  - a) #2022-2 - Louis Blais - 11 Andrews Drive - \$25 - NSF Returned Check Fee
  - b) #2022-3 - Station 16 Ice Cream - 31 Peterborough Street - \$55.06 - Sewer
3. Exemptions
  - a) Roger Boucher - 574 Fitzwilliam Road - Veteran's Tax Credit - \$500
  - b) Kris Horton - 130 Main Street - All Veteran's Tax Credit - \$500
  - c) Jonathan Lang - 11 Jacquith Road - All Veteran's Tax Credit - \$500
  - d) Michael Tenters - 374 Squantum Road - Veteran's Tax Credit - \$500
  - e) Kosal Van - 92 Lord View Drive - Veteran's Tax Credit - \$500
4. Raffle Request - Shelter from the Storm
  - a) August 7<sup>th</sup> - The Taste of Monadnock
  - b) October 2<sup>nd</sup> - Antiques Roadshow
5. Tax Collector's 2021 Septic Haulers Supplemental Commitment Warrant
  - a) \$3,464.16
6. Tax Collector's First Cycle 2022 Septic Haulers Commitment Warrant
  - a) \$11,652.00
7. Tax Collector's First Cycle Water and Sewer Commitment Warrant
  - a) Water - \$107,045.67
  - b) Sewer - \$127,910.79
8. Acceptance of Donations - Recreation Department - \$130.00

On a motion by Belletete, seconded by Chamberlain, the Consent Agenda was approved as presented, with #3-B being denied. (3-0).

## **H. Old Business - None**

## **I. New Business**

Adopt Transfer Station Fee Schedule- On a motion by Belletete, seconded by Chamberlain, the new Transfer Station Fee Schedule was approved (3-0). These fees will take effect on February 1, 2022.

Schedule Public Hearing for Town Meeting Appropriation of \$750,000 for Fire Engine 1 Replacement - This Public Hearing will take place at the next scheduled BOS meeting on February 14, 2022 at 6pm. Belletete will attend via Zoom if he is not able to attend in person.

## **J. Reports to the Select Board**

### Selectmen's Reports

Sterling- Budget Committee meetings are done. The Budget Hearing on 2/5/2022 will be a hybrid meeting with the public attending in person or via Zoom.

Belletete - Planning Board met and approved a lot line adjustment. There will be a public hearing regarding an amended subdivision plan. The information regarding that is at the Town Office.

Chamberlain - Concom met last week. They had worked at Cheshire Pond to complete the trail markings and there had been some trees that fell, so they cleaned the trail of the debris. There was discussion of potential easements to go on the Town Warrant. They discussed a blanket draft to Monadnock Conservancy regarding these easements. There is a new meeting regarding the Peterborough Rod and Gun changing their shooting range to face Jaffrey. There was a concern that our Town Attorney is also representing Peterborough. The Concom can represent and speak for the Town. The NH DES sent a letter regarding the Nutting Road Bridge dredge and fill, the Concom sent a letter in full support of it.

### Town Manager's Report

- EDC met on Wednesday and Tim Gordon presented some marketing tools.
- The EDA Grant is increased from \$2.6 million to \$3.3 million to resolve numbers with construction and engineering. 90% plans are wrapped up and will be going to bid soon.
- Town Meeting - TM Frederick has talked with Moderator Tieger and he would like to have the meeting at Pratt Auditorium if possible. There was discussion of whether masks would be required due to Covid numbers. If residents refused to wear masks, an outside option would have to be provided. The school would dictate the mask requirement since it's on their property. The BOS would not like confrontations between residents regarding masks. For now, it will remain tentatively scheduled for Pratt with the option to relocate to Hope Fellowship if needed. Chairman Sterling didn't feel comfortable making a final decision tonight.

**K. Other Business**

School District Budget - Chamberlain has done research on the School Department Budget and would like to make an amendment to Article 2 to decrease the proposed budget down to last year's budget amount. His research has showed that while the student numbers have decreased, the staffing numbers have increased. The amendment would still raise the Jaffrey school amount, but not to the extent of their currently proposed one. He's not trying to be anti-school, he feels that the Jaffrey BOS are here to protect the people of Jaffrey and they need to be informed of the potential of a huge increase to taxes if the proposed budget passes. The Board would like to see an explanation of the increased staff numbers even with 130 less students in Rindge. A meeting with the School District will be scheduled for Wednesday, January 26<sup>th</sup> at 11am at the Jaffrey Town Office. This will enable both sides to discuss the effects of the proposed and default budgets.

**L. Non-Public – None**

**M. Adjournment**

On a motion by Belletete, seconded by Chamberlain, the meeting was adjourned at 7:27pm.

Submitted:

Attest:

Judith A. Zola  
Administrative Assistant

Franklin W. Sterling, Jr.  
Chairman

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