

DRAFT AGENDA

Town of Jaffrey
ZONING BOARD OF ADJUSTMENT

May 4, 2021
6:00 pm Jaffrey Fire Station

You may attend in person or via Zoom
To join the Zoom meeting: <https://us02web.zoom.us/j/88627784040>
Dial by phone +1-929-205-6099, Meeting ID: 886 2778 4040

Chairman: Lee Sawyer

Board Members: Walter Batchelder, Phil Cournoyer, Marc Tieger and Erlene Brayall, Carl Jevne (alt)

A. Call to Order – Pledge of Allegiance

B. Designate Alternate(s) as Voting Member(s) if Necessary

C. Approval of Meeting Minutes

April 6, 2021

April 9, 2021 site walk/deliberation

D. Public Hearing New Items

1. ZBA 21-08, Marc & Sharon Tieger, Owners – 18 Bradley Ct
Map 238 Lot 161.1 Zone: Res A (with town water)

Variance – The applicant requests a variance to allow a 12' x 12' deck within the setback (Land Use Code, Zoning Ordinance Section VI, 6.1, VII, 7.2.3)

2. ZBA 21-09, Jay & Patricia Layfield, Owners – 56 Stratton Rd
Map 239 Lot 169 Zone: Res B (with town water)

Variance – The applicant requests a variance to allow an 8' x 12' deck within the setback (Land Use Code, Zoning Ordinance Section VI, 6.1)

3. ZBA 21-10, John Farrington, Owner – 8 Brook St
Map 244 Lot 77 Zone: Res B (with town water)

Variance – The applicant requests a variance to allow a 10' x 12' shed within the setback (Land Use Code, Zoning Ordinance Section V, 5.7 & VI, 6.1)

4. ZBA 21-11, Darren & Bernadette DeWees, Owners – 31 First Tavern Rd
Map 229 Lot 14.3 Zone: Mountain Zone (with town water)

Variance – The applicant requests a variance to allow an above ground pool with attached deck within the setback (Land Use Code, Zoning Ordinance Section V, 5.7 & VI, 6.1)

Members of the public are invited to appear in person or by agent or counsel to state reasons why these requests should or should not be granted. Written concerns should be submitted to the Town Office prior to the meeting.

Applications and supporting documents are available for review in the Jaffrey Town Office between 8:00 a.m. to 4:30 p.m. Monday through Friday.

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5. ZBA 21-12, Com2 Media LLC, Owner – 90 River St
Map 239 Lot 38 Zone: General Business (with town water)

Variance – The applicant requests a variance to allow reconstruction of a nonconforming building with increased cubic content (Land Use Code, Zoning Ordinance Section VI, 6.1, VII, 7.2.1)

6. ZBA 21-13, Monadnock LLC, Owner, Aspen Environmental, Agent
463 Thorndike Pond Rd, Map 234 Lot 15 Zone: Rural (without town water)

Special Exception #1 – The applicant requests a special exception to allow construction of a 12' x 15.5' patio within the Wetlands Conservation District (Land Use Code, Zoning Ordinance Section XX, 20.6.2)

Variance #1 – The applicant requests a variance to allow construction of a 12' x 15.5' porous paver patio within the 75-foot shoreland setback without maintaining the existing vegetated buffer. (Land Use Code, Zoning Ordinance Section XIX, 19.4.2(b))

Special Exception #2 – The applicant requests a special exception to allow construction of a 25' x 35' patio within the Wetlands Conservation District (Land Use Code, Zoning Ordinance Section XX, 20.6.2)

Variance #2 – The applicant requests a variance to allow construction of a 25' x 35' porous paver patio within the 75-foot shoreland setback without maintaining the existing vegetated buffer. (Land Use Code, Zoning Ordinance Section XIX, 19.4.2(b))

Special Exception #3 – The applicant requests a special exception to allow construction of a 20' x 31' perched beach within the Wetlands Conservation District (Land Use Code, Zoning Ordinance Section XX, 20.6.2)

Variance #3 – The applicant requests a variance to allow construction of a 20' x 31' perched beach within the 75-foot shoreland setback without maintaining the existing vegetated buffer. (Land Use Code, Zoning Ordinance Section XIX, 19.4.2(b))

Special Exception #4 – The applicant requests a special exception to allow construction of a storage shed within the Wetlands Conservation District (Land Use Code, Zoning Ordinance Section XX, 20.6.2)

Variance #4 – The applicant requests a variance to allow construction of a storage shed within the 75-foot shoreland setback without maintaining the existing vegetated buffer. (Land Use Code, Zoning Ordinance Section XIX, 19.4.2(b))

E. Public Hearing - Continued Items

F. Other Business

G. Adjournment

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