



Town of Jaffrey
Office of Planning & Economic Development
10 Goodnow Street, Jaffrey, New Hampshire 03452
(603) 532-7880 x110 Fax (603) 532-7862
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January 27, 2021
Proposed Ballot Warrant

Art. 2. To see if the Town will vote to adopt the following amendments to the Jaffrey Zoning Land Use Code, as proposed by the Jaffrey Planning Board to be voted by Official Ballot: (The exact text of each of the proposed changes is available at the Town Clerk's and Planning Offices and on the Town website on the Planning Board page).

1. Are you in favor of Amendment #1 to the Land Use Code to amend Section II: Definitions, to add to the Definitions "Workforce Housing?"

LAYMAN'S LANGUAGE: The purpose of the proposed change is to clarify exactly what residential uses, purchase price and rental costs can qualify as Workforce Housing for purposes of increased density in certain districts.

YES

NO

2. Are you in favor of Amendment #2 to the Land Use Code to amend Section V: General Provisions that may apply to more than one Zoning District, 5.3.6 to remove the language "and commercial districts?"

LAYMAN'S LANGUAGE: The purpose of the proposed change is to remove redundancy with existing allowed uses in the General Business and Industrial Districts.

YES

NO

3. Are you in favor of Amendment #3 to the Land Use Code to amend Section VI: Areas and Setbacks for Buildings – All Districts, to allow for two family dwellings on the minimum lot size where water and sewer are available?

LAYMAN'S LANGUAGE: The purpose of the proposed change is to allow a two-family residential use on a single-family lot where water and sewer are available. The code currently requires a doubling of the underlying lot size in order for a two-family to be built.

YES

NO

4. Are you in favor of Amendment #4 to the Land Use Code to amend Section VI: Areas and Setbacks for Buildings – All Districts, to include "multi-family buildings" and include "rental" properties in minimum lot size calculations?

LAYMAN'S LANGUAGE: The purpose of the proposed change is to clarify that apartment buildings also includes multifamily, and that rental properties as well as privately owned units are subject to the lot size calculation.

YES

NO

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5. Are you in favor of Amendment # 5 to the Land Use Code to amend Section VI: Areas and Setbacks for Buildings – All Districts, to add the new Section 6.3.3, to allow for a maximum of 6 units per acre in the General Business A and Residential B District, and to allow for an additional 2 units per acre for qualified Workforce Housing, permitted by Conditional Use Permit?

LAYMAN’S LANGUAGE: The purpose of the proposed change is to allow for increased density in areas where water and sewer are available near Downtown. Developments shall be permitted through a Conditional Use Permit and Site Plan Review, and Design Review Phase (preliminary review prior to submission) as provided in the Subdivision Regulation, Section IV: Subdivision Procedures.

YES

NO

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January 19, 2021

FINAL FOR WARRANT

ZONING:

Add to definitions:

WORKFORCE HOUSING - As defined in RSA 674:58-61 is housing for sale which is affordable to a household with an income of no more than 100% of the median income for 4-person household for Cheshire County as published annually by the U.S. Department of Housing and Urban Development. Also including rental housing which is affordable to a household with an income of no more than 60% of the median income for a 3-person household for Cheshire County as published annually by the U.S. Department of Housing and Urban Development. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing.

Edit the following :

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5.3.6 Inns, hotels, and motels, including restaurants operated in connection therewith (in the rural, Residence "B," ~~and commercial districts~~).

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6.4 The lot size for two-family dwellings shall be twice that for single-family dwellings in the same district, **except where served by both water and sewer in which case the lot size shall remain that for a single family dwelling.**

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6.3 Minimum lot sizes for **multi-family buildings and** apartment houses except in the General Business District where Section ~~VI~~ **6.1** shall control, whether units are **rentals or** single, cooperative, or condominium ownerships:

6.3.1 One acre for the first living unit in a building, plus one-half acre for the second living unit in a building, plus an additional five thousand (5,000) square feet for each additional living unit in a building.

6.3.2 There shall be a maximum of eight (8) living units in a building, except in the rural districts where the maximum number of units shall be limited to four (4) per building.

6.3.3. In General Business A and Residential B Districts where town water and sewer are available, there shall be a maximum of 6 units per acre base density and an additional 2 units per acre for Workforce Housing. Permitted by Conditional Use Permit (CUP provided for in RSA 674:21).

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These developments are subject to Site Plan Review and Design Review as provided in the Subdivision Regulation, Section IV: Subdivision Procedures.

Conditional Use Permit Standards

The project **design** shall meet all of the following standards:

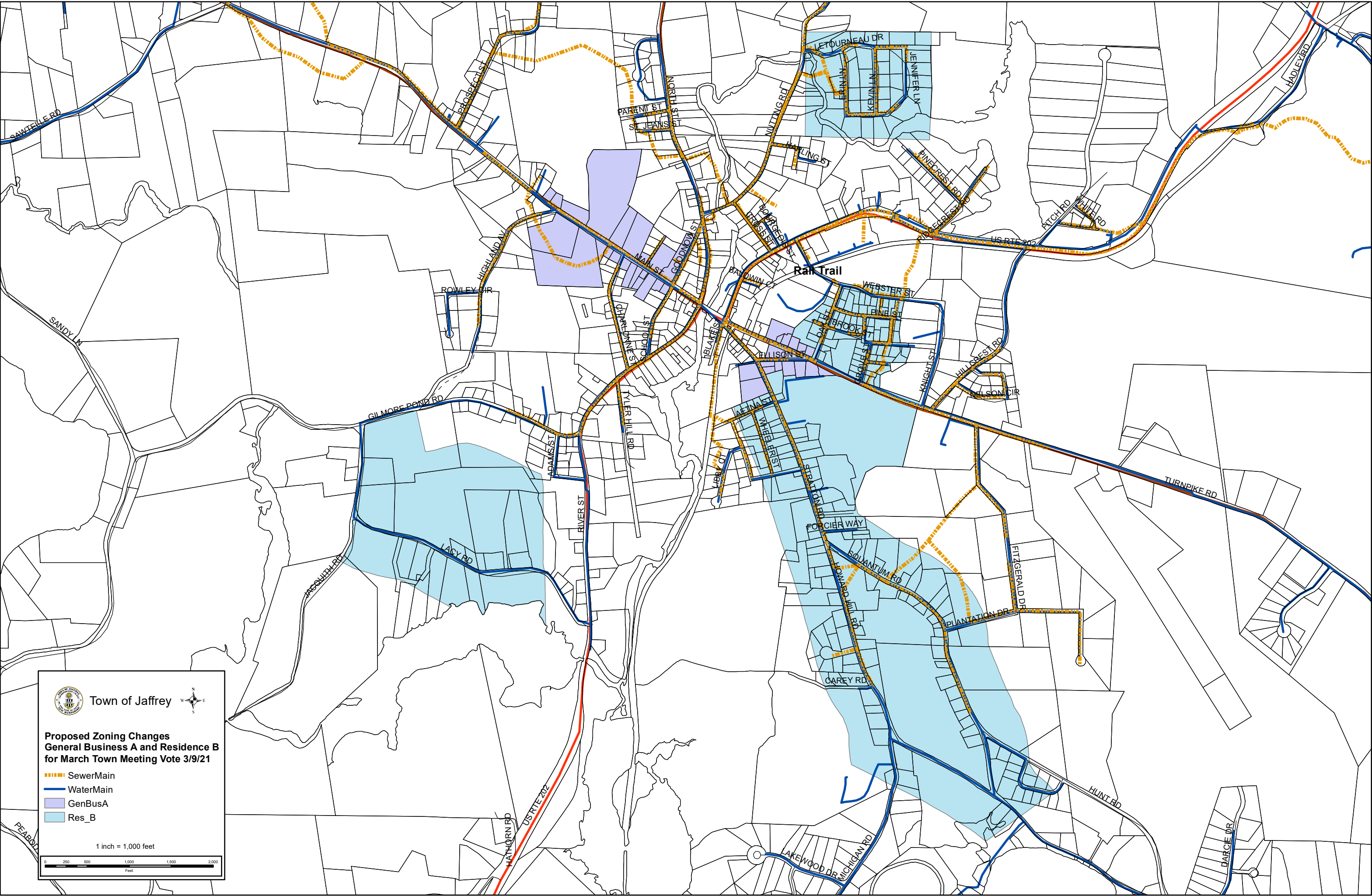
- Workforce Housing Units shall be compliant with RSA 674:58-61.
- Renovation of historic structures or, in the case of a tear down, replication of the existing vernacular building structure
- Building structure and massing is in keeping with the neighborhood architecture and traditional Jaffrey design, such as Cape, Colonial, New Englander
- Provides adequate parking for residents and guests (in rear or on side of building) that does not detract from the streetscape
- Provides infill development
- Contributes to pedestrian access to public and community amenities
- In keeping with the 2019 Town Resolution to “Promote green infrastructure and sustainable building and energy practices”, new construction or renovations subject to this Section, shall receive the current version of Energy Star Certification.


Criteria for granting a waiver to the Design Standards (all criteria must be met):

- The waiver will be in the public interest
- Owing to special conditions, a literal enforcement of the ordinance will result in unnecessary hardship
- The spirit of the ordinance will be observed
- Substantial justice will be done
- The waiver does not diminish the value of surrounding properties

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Town of Jaffrey

Proposed Zoning Changes

General Business A and Residence B

for March Town Meeting Vote 3/9/21

SewerMain

WaterMain

GenBusA

Res_B

1 inch = 1,000 feet

0

250

500

1,000

1,500

2,000

Feet