

**TOWN OF JAFFREY NEW HAMPSHIRE  
ZONING BOARD OF ADJUSTMENT  
Meeting Minutes  
January 7, 2020**

**Present:** Chairman Sawyer, Members Cournoyer, Durand, Webber and Tieger

**Staff:** Recording Secretary Newton, Code Enforcement Officer Deschenes

**MEETING MINUTES APPROVAL**

On a motion by Webber, seconded by Cournoyer the minutes for the **December 3, 2019** meeting were approved as presented. (5-0-0)

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 6:00 pm. Notice of hearing for case No. ZBA 20-01 as advertised in the *Monadnock Ledger* copies were posted in the Town Office building, the Library and the town website; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen; and notice of hearing was sent by certified mail to all abutters whose names were provided by the applicant.

**Public Hearing: New Items**

1. ZBA 20-01, Jaffrey-Rindge Veterinary Hospital – Glen Chip Grier, Owner  
Andre Aho, Agent - 109 River St., Map 239 / Lot 264 Zone: General Business, w/ town water

Variance – The applicant requests a variance to construct a 1,260 SF expansion of which a small portion would be within the 75' wetland setback. (Land Use Code, Zoning Ordinance Section XX, 7)

Presentation: Andre Aho, ATA Construction

Appearance: Sharon Monahan, Wetland Scientist & Septic Designer

The proposal is for a 1,260 SF addition to the veterinary hospital. The addition will be located at the front of the main building, facing River Street. The existing building, located within the 75' wetland setback, is surrounded by wetlands on three sides with the leach field in the back limiting possible expansion locations. The proposed expansion was placed as far away from the wetland as possible, however roughly 50-60% of this building would be within the wetland setback. Member Tieger asked how far the addition is from the wetland. Mr. Aho responded the closest point of the addition to the wetland is roughly 50 ft. Storm water runoff will be captured by roof gutters and infiltrated.

The expansion would allow Dr. Grier to better serve the community, without it the business could become obsolete. Dr. Grier added that there will be no change in the scope of the business, no boarding or grooming on site, no additional noise. Sharon Monahan noted there would be no additional load to the septic system as this expansion is primarily for new equipment and larger exam rooms which would not increase water usage.

Elizabeth Webster, Conservation Commission has no objection.

Building Inspector Rob Deschenes, the expansion will make the building more compliant and bring the building up to ADA code.

No abutters spoke for or against.

On a **motion** by Durand, seconded by Cournoyer to waive the site visit. (5-0-0)

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**DECISION**

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Variance – The applicant requests a variance to construct a 1,260 SF expansion of which a small portion would be within the 75' wetland setback. (Land Use Code, Zoning Ordinance Section XX, 7)

On a **motion** by Tieger, seconded by Cournoyer to approve the variance to construct a 1,260 SF expansion within the 75' wetland setback as presented and per testimony given. (5-0-0)

*Decisions of the Zoning Board of Adjustment are subject to a 30-day appeal period for rehearing.*

**OTHER BUSINESS - none**

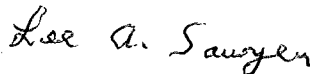
**ADJOURNMENT**

The meeting adjourned at 6:38 pm  
Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Lee A. Sawyer  
Chairman, Jaffrey ZBA