

**TOWN OF JAFFREY NEW HAMPSHIRE
BOARD OF ADJUSTMENT
Meeting Minutes
June 5, 2018**

Present: Chairman Pro Tem Tieger, Members Christmas, Cournoyer, Durand, Remillard, Webber

Absent: Chairman Sawyer

Staff: Recording Secretary Newton, Code Enforcement Officer Deschenes

MEETING MINUTES APPROVAL

On a motion by Remillard, seconded by Cournoyer the minutes for the **April 17, 2018** site walk were approved as submitted. (4-0)

PUBLIC HEARING

Chairman Pro Tem Tieger called the public hearing to order at 7:00 pm Notice of hearing for cases No. ZBA 18-05 and ZBA 18-06 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building, the Library and the town web site; 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 applicants.

Public Hearing New Items

1. ZBA 18-05, Cathy & Michael George – 78 Coleman Road, Map 253 / Lot 1, Zone: Rural (without town water)

Special Exception – The applicant requests a special exception to allow an Accessory Dwelling Unit (ADU) in the rural district (Land Use Code, Zoning Ordinance Section V, 5.4).

Presentation: Michael George

Mr. George wishes to construct an ADU on his property. The proposed structure will not exceed 781 sq. ft. or 30% living space of the main house. Off-street parking will be provided and the ADU will have its own state-approved septic system. Mr. and Mrs. George will occupy either the ADU or the existing house. The Board was provided with a preliminary drawing of the proposed structure. A site visit for the property took place on April 10.

Member Remillard asked the definition of “floor area.” Mr. George responded, according to the code it is conditioned space or space that is heated, a.k.a. living space.

Abutter in favor: A letter of support dated May 31, 2018 was received from abutters Marcia and Dan Griffin.

On a **motion** by Cournoyer, seconded by Durand the board waived the site visit. (4-0)

There being no further comment, Chairman Pro Tem Tieger closed the hearing.

2. ZBA18-06, Woodard & Curran (for MilliporeSigma), 11 Prescott Rd., Map 256 / Lot 1.1, Zone: Industrial (with town water)

Variance – The applicant requests a variance for clearing, grading, stormwater facilities, water and sewer infrastructure and plantings within the 100-ft. setback (Land Use Code, Zoning Ordinance Section IV, 4.7.2).

**TOWN OF JAFFREY NEW HAMPSHIRE
BOARD OF ADJUSTMENT
Meeting Minutes
June 5, 2018**

Presentation: John Dishong, MilliporeSigma and Lauren Swett, Woodard and Curran

Mr. Dishong - MilliporeSigma is proposing to construct a new wastewater treatment facility. The plan has been modified to minimize the impact to setbacks and wetlands.

Ms. Swett gave an overview of the plan familiarizing the Board with the area in question. The proposed facility is a pre-treatment plant. The project is being completed using a design-build process. Currently the project is roughly 60% designed. The plan is to finalize the design while the site work is being completed. They are before the board today to address the impact to the setback.

The variance request is for clearing approximately 1,300 sq. ft. within the 100-ft. setback to install buried utility pipes and the expansion of an existing stormwater treatment system that currently overlaps the setback area. In addition, there would be a selective clearing of approximately 900 sq. ft. to remove smaller deciduous trees and replace with evergreen trees within the setback to create an improved year-round buffer.

Member Remillard asked if the flare would be visible to the neighbors and will there be any odor. Ms. Swett explained that the flare is used to burn off excess methane gas, not oxygen, therefore the flame is blueish in color and not highly visible during the day. The process of burning the gas eliminates the odors. Mr. Dishong added that the flare was strategically placed behind the building so as not to be visible to the neighbors.

Ms. Swett discussed issues with the existing stormwater system that was built as part of the Biomass project. There appears to be something in the ground preventing the water from draining properly. The proposal would be to redesign and expand the system to treat both the biomass plant and the pre-treatment facility. Underground utilities would be installed around the stormwater system.

Mr. Dishong added the goal, when the project is completed, is to leave the buffer area better than it is today.

Abutters in Favor – none

Courtney Dunning, Eastwood Drive abutter asked for clarification of the setback, how many trees will be impacted and how far back will it go. Ms. Swett responded about 2,200 sq. ft. Smaller trees would be replaced with 12 evergreen trees.

Member Remillard asked if more trees could be added to the Eastwood Drive buffer area. Mr. Dishong responded there is a possibility that more trees could be planted in that area. Mr. Deschenes clarified the setback behind the biomass plant is 50 ft.

Site visit: Thursday, June 7, 5:00 pm. The Board will meet at the Eastwood Drive cul-de-sac.

There being no further comment, Chairman Pro Tem Tieger recessed the hearing.

Continued: None

Other Business: None

**TOWN OF JAFFREY NEW HAMPSHIRE
BOARD OF ADJUSTMENT
Meeting Minutes
June 5, 2018**

DECISION

1. ZBA 18-05, Cathy & Michael George – 78 Coleman Road, Map 253 / Lot 1, Zone: Rural (without town water)

Special Exception – The applicant requests a special exception to allow an Accessory Dwelling Unit (ADU) in the rural district (Land Use Code, Zoning Ordinance Section V, 5.4).

On a motion by Chairman Pro Tem Tieger the request for a special exception to allow an Accessory Dwelling Unit (ADU) in the rural district was granted as presented and per testimony given. (4-0)

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

ADJOURNMENT

The meeting adjourned at 8:12 p.m.

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Marc Tieger
Chairman Pro Tem, Jaffrey ZBA