

**TOWN OF JAFFREY NEW HAMPSHIRE  
ZONING BOARD OF ADJUSTMENT  
Site Walk Minutes  
June 6, 2019**

**Present:** Members Batchelder, Cournoyer, Durand, Tieger, Webber

*Chairman Sawyer joined the Board for deliberations at the Town Office*

**Staff:** Recording Secretary Newton

**Applicant:** Chris Guida, Fieldstone Land Consultant

**Other:** Elizabeth Webster, Conservation Commission

**PUBLIC HEARING**

Chairman Pro Tem Tieger called the public hearing to order at 6:05 pm.

**Public Hearing: continued**

1. ZBA 19-07, 52 Fitzgerald Drive, LLC, Owner – Hillson Contractors, Inc., Applicant  
Fieldstone Land Consultants, Agent  
Map 244 / Lot 30 Zone: Industrial (with town water & sewer)

Variance – The applicant requests a variance to build self-storage facilities within the 100' property line setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1)

Mr. Guida gave a tour of the lot identifying the area where the proposed storage buildings and driveway entrance would be located. They are seeking relief from the 100' setback from Fitzgerald Dr. They wish to place the proposed buildings 50' from the property line.

Member Durand asked if the building could be turned the other way or use three smaller buildings instead of two larger ones to avoid the need for a variance. He is not sure he sees the hardship. He noted if the site was cleaned up some they would have more space. Mr. Guida responded, that configuration would take away the area needed for the trucks to turn around in. Three smaller buildings would not provide enough income to make the project financially feasible. This lot is narrow, the 100' setbacks considerably reduces the usable area.

**There being no further discussion Chairman Pro Tem Tieger closed the hearing at 6:25 pm**

**DELIBERATIONS**

Member Durand still does not see the hardship. Feels that there could be other ways to configure the buildings outside the setbacks. Chairman Sawyer believes a 100' setback in the industrial zone is excessive.

**DECISION**

1. ZBA 19-07, 52 Fitzgerald Drive, LLC, Owner – Hillson Contractors, Inc., Applicant  
Fieldstone Land Consultants, Agent  
Map 244 / Lot 30 Zone: Industrial (with town water & sewer)

Variance – The applicant requests a variance to build self-storage facilities within the 100' property line setbacks.

On a **motion** by Tieger, seconded by Cournoyer to approve construction of a self-storage facility no closer than 50' from the property line setback. (4-1-0)

**TOWN OF JAFFREY NEW HAMPSHIRE  
ZONING BOARD OF ADJUSTMENT  
Site Walk Minutes  
June 6, 2019**

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

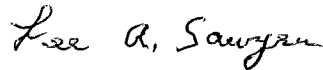
**ADJOURNMENT**

The meeting adjourned at 6:56 pm  
Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Lee A. Sawyer  
Chairman, Jaffrey ZBA