

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Site Walk Meeting Minutes
June 13, 2022**

PUBLIC HEARING CONTINUED

Chairman Sawyer reopened the hearing at 5:06 pm

Present: Chairman Lee Sawyer, Members Marc Tieger, Walter Batchelder, Erlene Brayall, Carl Jevne, Phil Cournoyer (alt)

Other: Christine Pressman, Mark Stone, David Peltier, Ashley Cenerizio, Gwen & Gary Niskala, Lorne Loudon, David Chamberlain, Ezra Ketola, Alex Navickis, John Noonan, Fieldstone Land Consultants

Staff: Code Enforcement/Building Inspector Rob Deschenes, Recording Secretary Newton

SITE WALK

ZBA 22-13 JEMD Development LLC, Owner, Fieldstone Land Consultants, Agent
291 Squantum Rd Map 242 Lot 45 Zone: Res A, with town water

Variance – The applicant requests a variance to allow the construction of an 18-unit, multi-family townhouse style development in the Res A District (Land Use Code, Zoning Ordinance Section IV, 4.2)

Mr. Noonan gave a tour of the property identifying the location of proposed buildings, setbacks, driveway and parking. He noted that the proposal would meet DOT standards for site distance on Squantum Rd. Screening would be located around the perimeter of the lot. The front of the east building would sit 150 feet back from Squantum Rd. which is 105 feet further back than the existing building. The west building is even further from the road. No setbacks would be impacted. Each unit will have a 1-car garage with space to park a second vehicle behind. Another 13 spaces are available on site for overflow parking.

The site would have Town water with a communal septic system. M Stone asked if the septic system will be designed to accommodate the bowl configuration of the land. Mr. Noonan responded that it could be designed longer or wider to accommodate or possibly use a pump system. The soils are very good. C Pressman asked if there would be an access road to the septic area. Mr. Noonan responded no, that it would be grass.

E Brayall asked about hazardous materials and ground contaminates. Mr. Noonan responded that a Phase 1 environmental study had been done. R Deschenes confirmed that DES required a clean-up prior to the lot being sold. All documentation of the clean-up can be found on the DES website.

Chairman Sawyer closed the public hearing

DELIBERATION

W Batchelder stated that the town needs housing. If the starting price of these units were \$200-\$250,000 they could be somewhat affordable as starter homes. Unfortunately, multi-family units are not allowed in the Res A district and the acreage is too small for what is proposed. It would have been better if less units were proposed. E Brayall agreed, 18 units is too dense. M Tieger noted that the builder has a break-even number of units to make it financially viable.

M Tieger suggested that the applicant meet with Jo Anne Carr and Rob Deschenes to discuss what their options are for this property. It's an ideal piece of land for housing, however, an open space development needs 10 acres.

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Perhaps it could be rezoned to Res B. E Brayall asked how much of the area is being used for this proposal? Mr. Noonan responded, less than half. She felt this would change the character for the neighborhood.

C Jevne noted that no abutters were in favor of the proposal.

DECISION

1. ZBA 22-13 JEMD Development LLC, Owner, Fieldstone Land Consultants, Agent
291 Squantum Rd Map 242 Lot 45 Zone: Res A, with town water

Variance – The applicant requests a variance to allow the construction of an 18-unit, multi-family townhouse style development in the Res A District (Land Use Code, Zoning Ordinance Section IV, 4.2)

On a **motion** by Batchelder, seconded by Tieger the request for a variance to allow the construction of an 18-unit, multi-family townhouse-style development in the Res A District was denied. (5-0-0)

Reason for denial: The scope of the project is too large for the size of the parcel

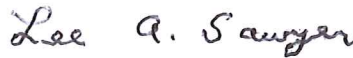
ADJOURNMENT

The meeting adjourned at 6:37 pm
Submitted:

Attest:



Rebecca Newton, Recording Secretary



Lee A. Sawyer, Chairman, Jaffrey ZBA