

TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
June 2, 2020

Present: Chairman Sawyer, Members Cournoyer, Webber & Tieger

Present Via Zoom: Member Durand

Staff: Recording Secretary Newton, Code Enforcement Officer Deschenes, Jo Anne Carr & David Chamberlain

Other: Walter Batchelder

MEETING MINUTES APPROVAL

On a motion by Webber, seconded by Cournoyer the minutes for the **March 3, 2020** meeting were approved as presented. (4-0-0)

Cournoyer – Aye Durand – Aye Sawyer – Aye Webber – Aye

PUBLIC HEARING

The Right to Know Checklist was read into the record by Jo Anne Carr, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Chairman Sawyer called the public hearing to order at 6:05 pm. Notice of hearing for case No. ZBA 20-05, ZBA 20-06, ZBA 20-07 & ZBA 20-08 as advertised in the *Monadnock Ledger* copies were posted in the Town Office building, 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 20-05, Charles Turcotte, Owner
103 Fitch Rd., Map 245 / Lot 129.12 Zone: Rural, without town water

Variance – The applicant requests a variance to allow an accessory building within the setback. (Land Use Code, Zoning Ordinance Sections V, 5.7 & VI, 6.1)

Presentation: Charlie Turcotte

Mr. Turcotte wishes to build a 12' x 15' shed, to store lawn equipment, 20' into the 40' setback. The plan is for a stick-built shed on a concrete pad.

The lot is at the top of Fitch Road, in the cul-de-sac. The area identified is the only flat location on the property as the lot slopes sharply at the back towards the pond. Once built, the shed would not be visible from the road or the abutting homes.

Bruce Bartels, abutter – asked is it possible to build the shed within the setback. Mr. Turcotte replied it is possible, however the location would not be favorable.

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

Cournoyer – Aye Durand – Aye Sawyer – Aye Tieger – Aye Webber – Aye

2. ZBA 20-06, Sarah Wright, Owner
39 Gilmore Pond Rd., Map 239 / Lot 54 Zone: Res A, with town water/sewer

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Special Exception – The applicant requests a special exception to replace and expand an existing porch within the setback. (Land Use Code, Zoning Ordinance Sections VI, 6.7.1 & 6.7.2)

Presentation: Brad Douston & Sarah Wright (via zoom)

Outside their front door is a small 4' x 5' crumbling concrete step that they wish to replace. Additionally, water is getting into the basement due to poor grade work. They wish to add drainage stone up against the house and build a 6' x 12' wooden porch.

Member Durand asked where the stairs will be placed. Mr. Douston responded, centered on the 12' span. BI/CEO – setbacks in the zone are 30', according to the LUC they are allowed to go up to 10' into the setback, they are only requesting 6'.

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

Cournoyer – Aye Durand – Aye Sawyer – Aye Tieger – Aye Webber – Aye

3. ZBA 20-07, PPSG Properties, Owner, Café 532, Applicant
79 Hadley Rd., Map 254 / Lot 5 Zone: Industrial, without town water

Variance – The applicant requests a variance to construct a roof over an existing patio within the setbacks. (Land Use Code, Zoning Ordinance Sections VI, 6.1)

Presentation: Peter Constant

There is an existing patio with picnic tables to the left of the building. They would like to put a roof on it to allow for covered, outside seating. BI/CEO Deschenes stated this is a very narrow lot located in the industrial zone. There is a 100' setback from Hadley and 50' from 202 resulting in overlapping setbacks.

Abutters in favor - two emails in support of the project were received by Jeff Crocker and Dave Houston.

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

Cournoyer – Aye Durand – Aye Sawyer – Aye Tieger – Aye Webber – Aye

4. ZBA 20-08, Johnatthew Holdings, LLC, Owner, Kirk Stenersen, Agent
4,6,10,12 Forcier Way, Map 239 / Lot 134 & 135 Zone: Res B, with town water

Variance – The applicant requests a variance to construct four (4) single-family homes on an existing non-conforming lot with five (5) single-family homes without the minimum required acreage. (Land Use Code, Zoning Ordinance Sections VI, 6.1, 6.1a & VII, 7.1.2)

Member Tieger recused himself

Presentation: John Peard, Jr.

Mr. Peard gave a history of the properties on Forcier Way. He purchased 10 & 12 Forcier Way from the Town of Jaffrey. At that time, both houses had been condemned, and the shared septic system was in failure. The properties were completely renovated, and a new septic system was installed. The .25 ac lot was too small to subdivide so he decided to use them as rentals. Later, he acquired 4-6 Forcier Way. The 1.35 ac. parcel has two houses on Forcier

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Way and one on Stratton Rd. All five houses are rented to long-term tenants. If approved, he would like to put the 4-6 Forcier Way on town sewer. In all he would add four homes on town water and six homes on town sewer

The proposal is to combine the parcels and have a total of nine rental houses on the combined lot. The proposed houses would be 24' x 36' one-story ranch style, energy-efficient homes, roughly 900 sf. All nine rental properties would be under one ownership. This area is a great location to downtown, the park, beach, etc. The new homes would be on similar lot sizes to other homes in the area.

There is an existing driveway for the house on Squantum Rd. The plan shows that driveway as the access for all four new homes. There would be no additional traffic on Forcier Way. Chief Muilenberg suggests putting the driveway closer to Mr. Charlonne's lot. Mr. Peard would be willing to consider this option. Kim Kossick – abutter – asked has there been a traffic study on the intersection. She is concerned about increased traffic in the intersection with potentially eight more vehicles entering/exiting at the intersection. Ray Charlonne – abutter – agrees that there is a problem with speeding in that area. Mr. Charlonne is representing several neighbors in opposition to the project. Forcier Way is very congested and has a lot of clutter, the wooded lot provides privacy. He is concerned about the density of the project, too many houses on a small lot. If the driveway gets moved closer to his lot he would request a blockade fence between this lot and his.

Mr. Peard stated that he understands the neighbors' concerns. He takes great pride in the properties he owns. His goal would be to keep as much vegetation on the lot as possible. There is a need for more housing in Jaffrey.

Elizabeth Webster – ConCom - appreciates the concerns with the high density but recognizes the great need for more housing, wishes there was a way to calm the traffic.

Member Durand asked what are you looking for in terms of workforce housing, what would the rent be. Why not build two-family homes. Mr. Peard responded the rent would be \$1,200-\$1,300 with heat included. He finds better tenants prefer the single-family units. There would be no sheds.

Member Batchelder noted the Town does not a definition of workforce housing however the State does. Will there be covenants involved in maintaining the workforce housing standard. Have you spoken to the Superintendent of Utilities about tying into the old water lines. Mr. Peard stated he was not aware of the definition of workforce housing. There is a new water line very close to tie into.

On a **motion** by Durand, seconded by Cournoyer to continue the hearing to a site walk. (4-0-0)

Cournoyer – Aye Durand – Aye Sawyer – Aye Webber – Aye

The hearing was continued to the site visit Thursday, June 4 at 4:15 pm.

DECISIONS

1. ZBA 20-05, Charles Turcotte, Owner
103 Fitch Rd., Map 245 / Lot 129.12 Zone: Rural, without town water

Variance – The applicant requests a variance to allow an accessory building within the setback. (Land Use Code, Zoning Ordinance Sections V, 5.7 & VI, 6.1)

On a **motion** by Tieger, seconded by Webber to approve the variance to construct a 12' x 15' shed 20' into the setback. (5-0-0)

Cournoyer – Aye Durand – Aye Sawyer – Aye Tieger – Aye Webber – Aye

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2. ZBA 20-06, Sarah Wright, Owner
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Special Exception – The applicant requests a special exception to replace and expand an existing porch within the setback. (Land Use Code, Zoning Ordinance Sections VI, 6.7.1 & 6.7.2)

On a **motion** by Tieger, seconded by Cournoyer to approve the special exception to construct a 6' x 12' porch within the setback. (5-0-0)

Cournoyer – Aye Durand – Aye Sawyer – Aye Tieger – Aye Webber – Aye

3. ZBA 20-07, PPSG Properties, Owner, Café 532, Applicant
79 Hadley Rd., Map 254 / Lot 5 Zone: Industrial, without town water

Variance – The applicant requests a variance to construct a roof over an existing patio within the setbacks. (Land Use Code, Zoning Ordinance Sections VI, 6.1)

On a **motion** by Tieger, seconded by Cournoyer to approve the variance to construct a roof over an existing patio within the front and rear setbacks. (5-0-0)

Cournoyer – Aye Durand – Aye Sawyer – Aye Tieger – Aye Webber – Aye.

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

OTHER BUSINESS

Member Tieger suggests beginning the meeting with the Pledge of Allegiance. All members are in favor.

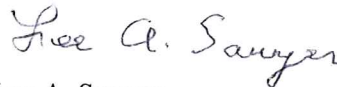
ADJOURNMENT

The meeting adjourned at 7:35 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Lee A. Sawyer
Chairman, Jaffrey ZBA