

**TOWN OF JAFFREY NEW HAMPSHIRE  
ZONING BOARD OF ADJUSTMENT  
Site Walk Meeting Minutes  
June 4, 2020**

**Present:** Chairman Sawyer, Members Cournoyer, Webber & Durand

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

**Applicant:** John Peard, Kirk Stenersen

**Abutters:** Gerald Ray, Kevin & Julia Conroy, Christine Inman, Ray Charlonne, Kim Kossick, Kerri Dellalucca, Kayla Parks, Jim Shampine

**Other:** Walter Batchelder, David Chamberlain

**Chairman Sawyer reconvened the meeting at 4:21 pm.**

**PUBLIC HEARING – Continued**

1. 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)

John Peard familiarized attendees with the site identifying the location of the proposed home sites and driveway. He outlined the plan which includes the construction of four energy-efficient homes on the larger of the two parcels consisting of 1.35 ac with three existing homes. The second parcel consists of a .25 ac lot with two existing homes with a shared septic. The intention is to combine the parcels and have a total of nine houses on the combined lot. The proposed houses would be 24' x 36' one-story, ranch style homes, roughly 900 sf. There would be no outbuildings. They are intended to be long-term rental units. The houses would be connected to Town water and sewer.

The proposed driveway entrance would use the existing current curb cut on Squantum Road. Abutters were concerned about the location of the driveway entrance. Mr. Peard suggested installing a stop sign to slow traffic or moving the driveway to the other side of the lot as a consideration.

Mr. Peard noted there is a lack of quality, affordable housing in Jaffrey. Estimated rent on these units would be \$12-\$1300/mo. including heat. Peard Properties would be responsible for care and upkeep.

Questions from abutters & neighbors:

What would keep the houses from being sold individually after they were built? Mr. Peard replied we would be unable to subdivide the lots in order to do so.

Where would the snow storage be? Mr. Peard replied there is space on the lot, however, if it was a heavy snow year, they have the equipment to haul it away.

What if the road was damaged during construction? Mr. Peard replied they could post a construction bond.

What would happen if there were problems with bad tenants? Mr. Peard replied that he has a thorough vetting process prior to renting.

Mr. Charlonne stated if approved, he would like a fence between this lot and his property.

A Peard Properties tenant on Forcier Way spoke in favor of the project stating that Mr. Peard is a good landlord who takes care of his properties.

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**Chairman Sawyer called the meeting back to order at 5:26 pm at the Fire Station**

**Chairman Sawyer closed the meeting.**

**Deliberations:**

Member Durand asked can these be condos? CEO/BI Deschenes responded a condominium is a form of ownership. The term can be used for several different types of housing.

Member Webber stated he believes this is a great idea, however, asking for nine houses when 6.1a states you can only have one is excessive. Variances are for relaxing the ordinances, this is more than a limited expansion. What is the hardship?

Chairman Sawyer noted the property was there pre-zoning. There is no reasonable use allowed for the property under the ordinance.

Member Cournoyer observed the area looks like KK Village, another densely populated area in Town. Mr. Peard is a good landlord; this would be an asset. Member Durand agrees that these houses would provide the public with good, affordable places to live, however the scope of the project is too large. Could there be a reduction in the number of units requested?

**DECISIONS**

1. ZBA 20-08, Johnatthew Holdings, LLC, Owner, Kirk Stenersen, Agent  
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On a **motion** by Cournoyer, seconded by Sawyer the request for a variance to allow construction of four (4) single-family homes on an existing non-conforming lot with five (5) existing single-family homes without the minimum required acreage was denied. (2-2-0) In favor: Cournoyer & Sawyer Opposed: Webber & Durand

On a **motion** by Durand, seconded by Sawyer the request for a variance to allow expansion of non-conforming use was granted. (3-1-0) In favor: Durand, Sawyer, Cournoyer Opposed: Webber

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

**ADJOURNMENT**

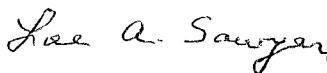
The meeting adjourned at 6:14 pm

Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Lee A. Sawyer  
Chairman, Jaffrey ZBA