

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Site Walk Meeting Minutes
March 20, 2023**

PUBLIC HEARING CONTINUED

SITE WALK #1

Present: Walter Batchelder, Erlene Brayall, Carl Jevne, David Jeffries (alt), Judy Lucero (alt), John Lucero, Tom Coneys, Walter Zanchuk, Norma Milne, John Noonan, Rob Deschenes, CEO/BI, Recording Secretary Newton
Voting members: EB – WB – CJ – DJ – JL

Chair Pro-Tem Brayall reopened the hearing at 36 Knight St at 3:10 pm

ZBA 23-05 Loonacy Properties, LLC, Owner, Fieldstone Land Consultants, Agent
36 Knight St., Map 244 / Lot 70 Zone: Industrial, with town water

Variance – The applicant requests a variance to permit the construction of 3 multi-family residential buildings, with a total of 20 units, in the Industrial Zone. (Land Use Code, Zoning Ordinance Section IV, 4.6.1)

Mr. Noonan familiarized the Board with the site. He identified the location of the water and sewer hook-ups and the proposed buildings. According to DPW, the water line that services the lot is an 8" PVC pipe which would be more than sufficient for the proposal. The design calls for a 2-story, townhouse style development. There is a significant amount of screening between the proposed buildings and the residential homes on Hillcrest Rd. Mr. Zanchuck stated that turkeys make up the majority of the wildlife in the area.

E Brayall asked how many acres is the lot now? Mr. Zanchuck responded 6.8 acres. Once subdivided it would create a conforming lot of 3.5 acre and still allow him to him enough acreage to expand his business if he wanted. T Coneys asked about the noise from Graphicast. Mr. Zanchuck responded that this is the quiet side of the building as it houses the foundry. D Jeffries asked how many parking spaces would be required for a manufacturing facility and how would it compare to a residential use? Mr. Zanchuck estimated 50 spaces for manufacturing. D Jeffries stated that the noise level and parking requirements would be about the same for residential or commercial.

The Board reconvened the meeting at the Town Office at 3:35 pm

Chair Pro-Tem Brayall closed the hearing

DELIBERATION

W Batchelder feels that this is great project however he can't get behind it. He does not agree with mixing residential with industrial use. In his opinion, it fails to meet three of the criteria, 1, 2 and 5. There is nothing unique to this property that would create a hardship and Mr. Zanchuck has reasonable use of the property. E Brayall agrees. We can't re-write the zoning laws. D Jeffries responded that we can make an exception. W Batchelder asked, is it possible to change the Zoning in this area to allow residential use? J Lucero wonders if constructing residential units in an industrial zone would diminish the property values in the area. D Jeffries does not think it would. Conversely, a large industrial building on that lot may diminish the value of the residential homes that abut it. W Batchelder feels that well-built housing would not negatively impact the neighborhood.

D Jeffries noted the hardship is that the owner does not have enough housing for his workforce. The owner can't find workers because there is nowhere to live.

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Site Walk Meeting Minutes
March 20, 2023**

C Jevne is undecided. He feels this is a great spot for housing. He stated we wouldn't put an industrial use into residential area. D Jeffries responded, that scenario would negatively impact residential properties.

Findings of Fact:

- The land is zoned industrial which does not allow for residential use.
- The subdivision would create two conforming lots.
- The proposal is for 3 residential buildings with 20 units.

DECISION

ZBA 23-05 Loonacy Properties, LLC, Owner, Fieldstone Land Consultants, Agent
36 Knight St., Map 244 / Lot 70 Zone: Industrial, with town water

Variance – The applicant requests a variance to permit the construction of 3 multi-family residential buildings, with a total of 20 units, in the Industrial Zone. (Land Use Code, Zoning Ordinance Section IV, 4.6.1)

On a **motion** by Batchelder, seconded by Lucero to deny the request for a variance to permit the construction of 3 multi-family residential buildings, with a total of 20 units, in the Industrial Zone as presented per testimony given and per plan submitted. (4-1-0) *DJ opposed*

Reason for denial: The application failed to meet the requirements of criteria 1, 2 and 5.

Plans include: Zoning Exhibit Plan, tax map parcel 244-70, 36 Knight St, Jaffrey, NH 03452, prepared for Graphicast, Inc., Land of Loonacy Properties, LLC. Prepared by Fieldstone Land Consultants, dated February 13, 2023.

SITE WALK #2

Present: Walter Batchelder, Erlene Brayall, Carl Jevne, Marc Tieger, David Jeffries (alt), Judy Lucero (alt)
Elizabeth Webster, Conservation Commission, John Lucero, Isaac Trafficie, Rob Deschenes, CEO/BI, Recording Secretary Newton
Voting members MT – EB – WB – CJ - DJ

Vice Chair Tieger reopened the hearing at 25 Annett Rd at 3:35 pm

ZBA 23-06 Isaac Trafficie, Owner
25 Annett Rd., Map 257 / Lot 27 Zone: Rural, without town water

Variance – The applicant requests a variance to allow the expansion of an existing, non-conforming rear patio within property line setback and the wetland conservation district. (Land Use Code, Zoning Ordinance Section VI, 6.1, VII, 7.2.3, XX, 20.5.2 and 20.7)

Variance – The applicant requests a variance to allow the expansion of an existing, non-conforming wood-constructed deck within property line setback and the wetland conservation district. (Land Use Code, Zoning Ordinance Section VI, 6.1, VII, 7.2.3, XX, 20.5.2 and 20.7)

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Site Walk Meeting Minutes
March 20, 2023**

A letter from NHDES was received and shared with all Board members. Mr. Traffic familiarized the Board with the site. He identified the location of the proposed front porch and the elevated ramp as well as the patio area at the rear of the house. Mr. Traffic noted that there had previously been a large shed behind the house that has been removed. He is requesting an 8' x 16' patio. The State has approved the use of pavers for the patio area. Pavers generally have 1/8" space between that is filled with sand. E Webster explained that there are different options when choosing pavers. Some are more permeable than others. She will share this information with Mr. Traffic.

Vice Chair Tieger closed the hearing

DELIBERATION

M Tieger noted the E Webster, Conservation Commission, had no objections to the application.

Findings of Fact:

- The application has received approval from NHDES.
- Conservation Commission has provided feedback on the proposal, and has no objections.
- The improvements would provide safer entrance/egress.
- There were no objections by abutters.

DECISION

ZBA 23-06 Isaac Traffic, Owner

25 Annett Rd., Map 257 / Lot 27 Zone: Rural, without town water

Variance – The applicant requests a variance to allow the expansion of an existing, non-conforming rear patio within property line setback and the wetland conservation district. (Land Use Code, Zoning Ordinance Section VI, 6.1, VII, 7.2.3, XX, 20.5.2 and 20.7)

Variance – The applicant requests a variance to allow the expansion of an existing, non-conforming wood-constructed deck within property line setback and the wetland conservation district. (Land Use Code, Zoning Ordinance Section VI, 6.1, VII, 7.2.3, XX, 20.5.2 and 20.7)

On a **motion** by Jevne, seconded by Batchelder to approve the request for a variance to allow the expansion of an existing, non-conforming rear patio within property line setback and the wetland conservation district as presented per testimony given and per plan submitted. (5-0-0)

On a **motion** by Jeffries, seconded by Batchelder to approve the request for a variance to allow the expansion of an existing, non-conforming wood-constructed deck within property line setback and the wetland conservation district as presented per testimony given and per plan submitted. (5-0-0)

Plans include: Shoreland Protection Zone Plan for Isaac Traffic, Jaffrey, NH, Tax Map 257, Lot 27, Pre/Post-Constructions Conditions Plan. Prepared by Monadnock Septic Design, LLC. Dated February 1, 2023.

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Site Walk Meeting Minutes
March 20, 2023**

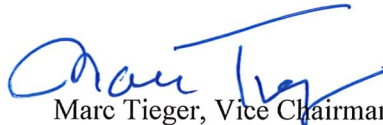
ADJOURNMENT

The meeting adjourned at 4:30 pm
Submitted:

Attest:



Rebecca Newton, Recording Secretary



Marc Tieger, Vice Chairman, Jaffrey ZBA



Erlene Brayall, Chair Pro-Tem, Jaffrey ZBA