

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Site Walk Meeting Minutes
May 5, 2023**

PUBLIC HEARING CONTINUED

SITE WALK

Present: Lee Sawyer, Marc Tieger, Erlene Brayall, Carl Jevne, Phil Cournoyer (alt), David Jeffries (alt), Rob Deschenes, CEO/BI, Joanne Carr, Director Planning & Development, Laurence Thompson Applicant, Weltha Barker Abutter, Elizabeth Webster Conservation Commission
Voting members: LS – MT– EB – CJ - DJ

Chair Lee Sawyer reopened the hearing at 603 Gilmore Pond Road at 4:00 pm

ZBA 23-08 Laurence Thompson, Owner

603 Gilmore Pond Rd, Map 227 / Lot 6 Zone: Rural, without town water

Variance – The applicant requests a variance to create a lawn, cut trees, grind stumps and fill within the 75-foot Wetland Conservation District. (Land Use Code, Zoning Ordinance Section XX, Article 20.3 & 20.4)

Applicant proposes 500 to 600 sq. ft. of fill to match the profile of the existing lawn area. The proposal calls for approximately 3-foot change in elevation from existing to match the profile from the house. Tree cutting is allowed within the buffer, however stump removal and fill require a variance. Clean fill will be used. Proposed toe of slope is on average 34' from the edge of the brook. Vegetation along the edge of the brook is to remain.

The Board reconvened the meeting at the Town Office at 4:55 p.m.

Chair Lee Sawyer closed the hearing

DELIBERATION

Findings of Fact:

- Applicant is allowed to cut trees within the buffer
- Applicant proposes to level the ground to make a lawn increase approximately 500 to 600 sq. ft.
- Fill will be placed no closer than 34' from the edge of the brook
- Subsurface to remain permeable with a top layer of loam
- Over seeding and project completion by November 30, 2023

DECISION

ZBA 23-08 Laurence Thompson, Owner

603 Gilmore Pond Rd, Map 227 / Lot 6 Zone: Rural, without town water

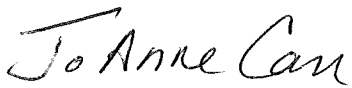
Variance – The applicant requests a variance to create a lawn, cut trees, grind stumps and fill within the 75-foot Wetland Conservation District. (Land Use Code, Zoning Ordinance Section XX, Article 20.3 & 20.4)

On a **motion** by Tieger, seconded by Brayall to approve the request for a variance to permit creating a lawn, cut trees, grind stumps and fill within the 75-foot Wetland Conservation District. (6-0-0)

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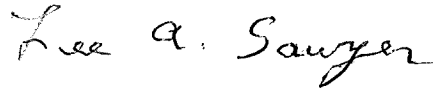
ADJOURNMENT

The meeting adjourned at 5:05 pm
Submitted:



Jo Anne Carr, Recording Secretary

Attest:



Lee Sawyer, Chairman, Jaffrey ZBA