

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**November 7, 2017**

**Present:** Chairman Sawyer, Members Cournoyer, Durand, Remillard, Tieger

**Absent:** Member Belletete

**Staff:** Recording Secretary Newton, Code Enforcement Officer Deschenes & Planning Director Carr

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 7:00 p.m. Notice of hearing for case No. ZBA 17-21 & ZBA 17-20 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building, the Library and the town web site; 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 applicants. Member Remillard would vote.

**Public Hearing - New Items**

1. ZBA 17-21, Archetype Signworks (property of 21 Goodnow LLC). 21 Goodnow St., Map 238 / Lot 181, Res. A (with town water),

Variance – The applicant requests a variance to allow one freestanding commercial sign with an area of 8 sq. ft. and no illumination and one flush mount/wall commercial sign with an area of 25 sq. ft. and no illumination (Land Use Code, Zoning Ordinance Section IV, 4.2).

Presentation: Reed Hayes, Archetype Signworks

Appearance:

Mr. Hayes represents Edward Jones Investments, tenant of 21 Goodnow St., and is requesting a variance to allow one freestanding commercial sign with an area of 8 sq. ft. with no illumination, and one flush mount/wall commercial sign with an area of 25 sq. ft. with no illumination. Member Cournoyer asked how far from right of way will the sign be and is it far enough that it would not interfere with plowing. Mr. Hayes replied that it is 7ft back.

Member Tieger stated that section 4.2.6, is an allowed use sign, and would like to know what part of the ordinance they are requesting relief from. Code Enforcement Officer Deschenes replied that the property is an existing business located in residential district. The variance is for a commercial sign in a residential district. Member Tieger asked if they should be looking for a variance to a section of the sign ordinance. Member Tieger also asks if the right relief been applied for. Mr. Deschenes replied this would be a commercial sign in a residential district and would be an expansion of a non-conforming use. Member Tieger asked does there need to be a variance for use. Mr. Deschenes responded that the property has been continually used for businesses. Mr. Hayes added that the requested signs would be allowed in the general business district. Chairman Sawyer asked if the business needs a variance to be there because it is a new business.

Member Tieger asked if the sign is back lit. Mr. Reed responded that it has no illumination and that the light pole will be removed. Member Remillard asked does the variance go with the property if the property is sold. Ms. Carr responded that it does providing that it's exercised within two years, however, the variance goes away if it lapses.

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No abutters spoke for or against.

Jaffrey resident Robert Stephenson is confused by a non-conforming variance that has been allowed for this property prior to zoning. Is the applicant applying for both a sign in a residential area and a larger sign. Mr. Deschenes responded that previous business signs on the property have all been of similar size so the signs were not questioned. This request is for a larger size. Mr. Stephenson asked does this create a precedent for signage in a residential district for a home business. Mr. Deschenes responded that home businesses are allowed in residential districts with the restriction that signs should be no larger than 4 sq. ft. Mr. Stephenson asked how many signs are allowed for a business. Mr. Deschenes stated one on the building, and one freestanding.

On a motion by Tieger, seconded by Cournoyer the board waived site visit. (5-0)

2. ZBA 17-20, Shelley, Debra, 82 Prospect St., Map 237 / Lot 26, Res A (with town water).

Variance – The applicant requests a variance to allow a shed no larger than 200 sq. ft. with less than the required setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1).

Presentation: Debra Shelley

Appearance:

Ms. Shelley would like to put a shed next to the driveway, near the house to house accommodate a snow blower, etc., however, the proposed shed would be 3 ft. from the property line to the north. Her property is 100 ft. wide and the house sits within 15 ft. of the property line. The property does have a “doll house” shed behind the house but the door of this shed is not wide enough to accommodate the snow blower. In addition, it would require them to snow blow up the hill to reach the driveway. The remainder of the property is not level. There is a 50 ft. right of way between abutter Gauthier’s property to the south. Member Cournoyer asked who owns the ROW. Ms. Shelley stated Ross Gauthier. Member Cournoyer asked if there was a garage on the property. Ms. Shelley replied no, only the “doll-house” shed.

Abutter Sally Howe stated that she has no issue with the construction of the shed.

On a motion by Tieger, seconded by Cournoyer the board waived site visit. (5-0)

**Continued**

None

**DECISIONS**

1. ZBA 17-20, Shelley, Debra, 82 Prospect St., Map 237 / Lot 26, Res A (with town water).

Variance – The applicant requests a variance to allow a shed no larger than 200 sq. ft. with less than the required setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1).

On a motion by Durand, seconded by Cournoyer the application for variance to construct a shed on the property with the conditions that the shed be no closer than 3ft from the property line and no larger than 200 sq. ft. was granted as presented and per testimony given. (5-0)

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2. ZBA 17-21, Archetype Signworks (property of 21 Goodnow LLC). 21 Goodnow St., Map 238 / Lot 181, Res. A (with town water).

Variance – The applicant requests a variance to allow one freestanding commercial sign with an area of 8 sq. ft. and no illumination, and one flush mount/wall commercial sign with an area of 25 sq. ft. and no illumination (Land Use Code, Zoning Ordinance Section IV, 4.2).

On a motion by Cournoyer, seconded by Tieger the application for a variance to allow one freestanding commercial sign with an area of 8 sq. ft. and no illumination, and one flush mount/wall commercial sign with an area of 25 sq. ft. and no illumination was granted as presented and per testimony given. (5-0)

**MEETING MINTUES APROVAL**

On a motion by Durand, seconded by Remillard the minutes from the October 3, 2017 public hearing were approved as submitted. (5-0)

**OTHER BUSINESS**

Member Remillard attended the NH Municipal Association training. She brought back materials on Water Quality, Wireless Facilities and Procedural Basics for Planning and Zoning Boards. These booklets will be kept on file at the Town Office. One item of note, Member Remillard said the attorney in attendance advised that the board should NOT vote on each of the five criteria items individually.

Member Tieger would like to make sure that Andy Webber is recognized at Town meeting for his many years of service.


The ZBA board will come up with a list of names for the Selectboard for an alternate member.

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

**ADJOURNMENT**

The meeting adjourned at 7:55 p.m.

Submitted:

  
Rebecca J. Newton  
Recording Secretary

Attest:

  
Lee A. Sawyer  
Chairman, Jaffrey ZBA