

**TOWN OF JAFFREY NEW HAMPSHIRE**  
**ZONING BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**September 3, 2019**

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

**Staff:** Recording Secretary Newton, Code Enforcement Officer Deschenes

**MEETING MINUTES APPROVAL**

On a motion by Tieger, seconded by Webber the minutes for the **July 2, 2019** meeting were approved as submitted.  
(4-0-1) *Member Durand abstained*

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 7:10 pm. Notice of hearing for cases No. ZBA 19-10 & 19-11 as advertised in the *Monadnock Ledger* copies were posted in the Town Office building, the Library 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 19-10, Denise & Scott MacKenzie, Owners, 12-14 Adams St.  
Map 239 / Lot 44 Zone: Gen Business (with town water)

Variance – The applicant requests a variance to replace a septic system within the wetlands conservation district setback. (Land Use Code, Zoning Ordinance Section XX, 20.11)

Variance – The applicant requests a variance to replace and expand an existing non-conforming manufactured home within the property line setback. (Land Use Code, Zoning Ordinance Section V, 5.21, VI, 6.1, VII, 7.2.1)

Presentation: Scott MacKenzie

The property in question is home to a one-bedroom house and an older model two-bedroom mobile home. They wish to purchase a new two-bedroom mobile home for the property, in order to do so they are required to update the septic system.

The Mobile home, roughly 50 years old, measures 12' x 56'. The smallest MH available now would be 13.4' x 56'. Roughly 17 ft of the MH is in the side setback of the property to the east (Halfpenny). A concrete pad would be poured under the new MH which would be 6" wider than the MH.

Carl Hagstrom has been hired to provide a State approved septic system. The system will service both the house and mobile home, a total of three bedrooms and two kitchens. A preliminary design was submitted, if the variance is granted, he will submit the design for State approval. The current septic is in the back of the property. After completing test pits Mr. Hagstrom feels the soil in the front of the lot would be much better for the system however, this would fall within the wetland setback. The Town setback is 100 ft, the State setback is 50 ft for that size system. The new system will be very close to the 50 ft setback. Carolyn Garrettson, Conservation Commission has no objections.

No abutters spoke for or against.

**The hearing was continued to the site visit Friday, September 6 at 4:00 pm.**

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2. ZBA 19-11, Jaffrey Rehabilitation and Nursing Center, Owner, 20 Plantation Dr.  
Map 243 / Lot 31 Zone: Industrial (with town water & sewer)

Variance – The applicant requests a variance to replace and expand two existing non-conforming signs.  
(Land Use Code, Zoning Ordinance Section XVI, 6.1 & 9.3)

Presentation: Patrick Lyons, Administrator Jaffrey Rehabilitation and Nursing

Good Shepherd Rehabilitation and Nursing has been sold, the new business name is Jaffrey Rehabilitation and Nursing Center. Currently there are two existing non-conforming signs on the building at each of the entrances. Code allows for one sign on the building and one free-standing sign.

The new main entrance sign would be 9.5 sq ft larger and the secondary entrance sign would be 4 sq ft larger.

Jane Tracey, abutter has no issue with the proposed signs, however she notes that the Drumlin Park sign at the corner of Squantum and Plantation is in disrepair. Mr. Lyons stated that he will be removing the Good Shepherd signs from both Drumlin Park signs.

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

#### **DECISIONS**

1. ZBA 19-11, Jaffrey Rehabilitation and Nursing Center, Owner, 20 Plantation Dr.  
Map 243 / Lot 31 Zone: Industrial (with town water & sewer)

Variance – The applicant requests a variance to replace and expand two existing non-conforming signs.  
(Land Use Code, Zoning Ordinance Section XVI, 6.1 & 9.3)

On a **motion** by Cournoyer, seconded by Tiger to **approve the expansion of two existing non-conforming signs.**  
(5-0-0)

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

#### **ADJOURNMENT**

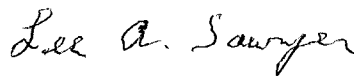
The meeting adjourned at 7:58 pm

Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Lee A. Sawyer  
Chairman, Jaffrey ZBA