

**TOWN OF JAFFREY NEW HAMPSHIRE  
ZONING BOARD OF ADJUSTMENT**

**Minutes  
September 8, 2021**

**Present:** Chairman Lee Sawyer, Members Walter Batchelder, Phil Cournoyer, Carl Jevne (alt), Judy Lucero (alt)  
*CJ and JL will vote*

**Absent:** Marc Tieger, Erlene Brayall, David Jeffries (alt)

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

**MEETING MINUTES APPROVAL**

On a **motion** by Batchelder seconded by Jevne the minutes of August 3, 2021 were approved as presented. (4-0-1)  
*JL abstained*

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 6:00 pm. Notice of hearing for case No. ZBA 21-23, 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 21-23, 371 Main St, LLC, Owner – 371 Main St  
Map 228 Lot 31 Zone: Res A (with town water & sewer)

Variance – The applicant requests a variance to convert a single-family residence/commercial to a two-family (Land Use Code, Zoning Ordinance Section IV, 4.2, VII, 7.1.1, & XII, 12.2)

Presentation: Mike Grenier, owner

Mr. Grenier is selling his property located at 371 Main St. and is seeking a variance to convert the first-floor commercial space back into a residential space. The building currently houses a commercial real estate office on the first floor and a second-floor rental unit. In 1999 the building was granted a variance to be used as a two-family and later received another variance to change the use to commercial/residential. The prospective owner would like to convert the building into an owner-occupied two-family. The Board discussed parking and decided not to limit the number of cars allowed to park in the driveway as outlined in the previous approval.

W. Batchelder asked if the Historic District Commission gave any feedback on the proposal. The HDC was notified of the application and did not submit any comments, for or against. R Deschenes has no concerns with the application.

Margaret Gourley, buyer, stated the first floor of the building would be easily converted back into an apartment as it already has a kitchen and a bathroom.

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

**Chairman Sawyer closed the public hearing**

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**DECISIONS**

1. ZBA 21-23, 371 Main St, LLC, Owner – 371 Main St  
Map 228 Lot 31 Zone: Res A (with town water & sewer)

Variance – The applicant requests a variance to convert a single-family residence/commercial to a two-family (Land Use Code, Zoning Ordinance Section IV, 4.2, VII, 7.1.1, & XII, 12.2)

On a **motion** by Cournoyer, seconded by Batchelder the request for a variance to allow the conversion of a single-family residence/commercial to a two-family was granted as presented and per testimony given. (5-0-0)

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

**ADJOURNMENT**

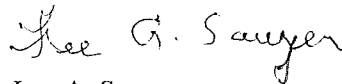
The meeting adjourned at 6:25 pm

Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Lee A. Sawyer  
Chairman, Jaffrey ZBA