

DRAFT AGENDA

**TUESDAY
JULY 5, 2016
7:00 P.M.**

ZONING BOARD OF ADJUSTMENT

Chairman: Lee Sawyer

Board Members: Ernie Belletete, Phil Cournoyer, Marc Tieger and Andrew Webber

Alternate Board Members:

A. Call to Order -

B. Designate Alternate(s) as Voting Member(s) if Necessary

C. Approval of Meeting Minutes

June 7, 2016

D. Public Hearing New Items

1. ZBA 16-12 Cook, Charlie & Sharon, 591 Fitzwilliam Rd., Map 208 / Lot 1; Zone: Rural (without town water).

Variance – The applicant requests a variance to permit the construction of an addition with less than the required setbacks. (Land Use Code, Zoning Ordinance Section VI).

2. ZBA 16-13 Mountainside Housing Assoc, LP (by SW Community Services), 70 Main St. (property of St. Patrick's School), Map 238 / Lot 154; Zone: Residence A (with town water / Main St. Overlay).

Variance – The applicant requests a variance to permit the construction of a three story building of approximately 7500 square feet intended to house elderly households. (Land Use Code, Wetlands Conservation District Ordinance Section XX, 20.3 and 20.7)

3. ZBA 16-14 Davis Village Properties, 448 Turnpike Rd., Map 256 / Lot 2; Zone: Rural (with town water)

Variance – The applicant requests a variance to permit:

1. A studio/commercial retail space in the rural zoning District. (Land Use Code, Zoning Ordinance Section IV, 4.1)
2. The expansion of the existing building within the front setback and within seventy-five feet of the existing wetlands. (Land Use Code, Zoning Ordinance Section VI, Wetlands Conservation District Ordinance Section XX, 20.7)
3. Parking and drives (impervious cover) to be constructed within the wetlands conservation district. (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.7)

Members of the public are invited to appear in person or by agent or counsel to state reasons why these requests should or should not be granted. Written concerns should be submitted to the Town Office prior to the meeting.

Applications and supporting documents are available for review in the Jaffrey Town Office between 8:00 a.m. to 4:30 p.m. Monday through Friday.

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4. An underground sewage disposal facility within one hundred feet of wetlands. (Land use Code, Wetlands Conservation District Ordinance Section XX, 20.11)

Special Exception – The applicant requests a special exception to permit a driveway within seventy-five feet of jurisdictional wetlands. (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.6.1)

4. ZBA 16-15 Gordon Services Property Maintenance, LLC, 250 North St., Map 237 / Lot 55; Zone: rural (without town water)

Variance – The applicant requests a variance to permit:

1. The construction of a retaining wall within seventy-five feet of the wetland overlay district. (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.7)
2. The construction of a sign with a structural base within seventy-five feet of the wetland overlay district. (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.7)
3. A permanent nursery within seventy-five feet of the wetland overlay district. (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.7)
4. An equipment storage area with trailers within seventy-five feet of the wetland overlay district. (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.7)
5. The continued use of all upland areas on said lot (map 237/lot 55) (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.7)
6. The use of preexisting septic system designed to service garage and office. (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.11)

Special Exception – The applicant requests a special exception to permit the altering of the access way grade within the wetland overlay district by moderating grade for two hundred feet of way. (Land Use Code, Wetlands Conservation District Ordinance, Section XX, 20.6)

E. Public Hearing – Continued

F. Other Business

G. Adjournment

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