

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**

**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**April 7, 2009**

**Present:** Chairman Sawyer, Members Belletete, Dodge, Dumont and Webber

**Absent:** Member Campbell

**Staff:** Recording Secretary Lemire

**MEETING MINUTES APPROVAL**

On a motion by Belletete, seconded by DuMont, the minutes for the January 6, 2009 meeting were approved as submitted. (4-0)

On a motion by Belletete, seconded by DuMont, the minutes for the February 6, 2009 meeting were approved as submitted. (3-0)

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 7:30 p.m. The rules of procedure were read aloud. Notice of hearing for case No. ZBA 09-02 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building and the Library; 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.

**Public Hearing - New Items**

1. ZBA 09-02; Harper, Bill /West Rindge Builders (property of Zilkha Biomass Energy); 143 Old Sharon Rd.; Map 255/ Lot 7; Zone: Industrial

Variance - The applicant proposes the addition of a stair tower to the roof with hand rails, updraft fans and associated covers and dampers. (Section IV, 4.6 Zoning Ordinance)

Presentation: Bill Harper, West Rindge Builders

Appearance:

Mr. Harper stated that the roof is a single sloped roof. The lowest point of the main building roof is 44 feet 8 inches. The highest point is 48 feet. The fans, four in total, are 53.5 inches higher than the highest point of the roof. The railing is approximately 42 inches above the roof of the building. The stair tower will supply safe access to the roof and access to equipment and will lay aside an existing stack which measures at 76 feet. A variance for the stack was granted at an earlier hearing. Mr. Harper reminded the board that the items are surrounded by things that are all too high in a zone designated for this purpose.

The purpose of the fans will be to keep down the possibility of explosions. There will be sensors that will trigger the fans on when the sawdust level reaches a certain point.

On a motion by Dodge, seconded by Belletete the board waived the site visit.

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Member Webber stated that he does not see anything to worry about. In fact the project will make for a better situation.

**There being no further comments, Chairman Sawyer closed the public hearing for this item.**

**Public Hearing - Continued Items**

None

**DECISIONS**

1. ZBA 09-02; Harper, Bill /West Rindge Builders (property of Zilkha Biomass Energy); 143 Old Sharon Rd.; Map 255/ Lot 7; Zone: Industrial

Variance - The applicant proposes the addition of a stair tower to the roof with hand rails, updraft fans and associated covers and dampers. (Section IV, 4.6 Zoning Ordinance)

On a motion by Webber, seconded by Dodge, the application proposing the addition of a stair tower to the roof with hand rails, updraft fans and associated covers and dampers in excess of 45 feet was approved as presented. (5-0)

**OTHER BUSINESS**

Election of Officers

On a motion by Belletete, seconded by DuMont Member Sawyer was elected to the Chairman's position.

On a motion by Belletete, seconded by DuMont Member Dodge was elected to the Vice Chairman's position.

Notice of 2009 Local Officials Workshop -

**ADJOURNMENT**

The meeting adjourned at 7:49 p.m.

Submitted:

Erlene R. Lemire  
Recording Secretary

Attest:

Lee A. Sawyer  
Chairman,  
Jaffrey Zoning Board of Adjustment

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