

TOWN OF JAFFREY
Jaffrey, New Hampshire

BOARD OF ADJUSTMENT
Meeting Minutes
January 4, 2011

Present: Chairman protem Dodge, Members Campbell, DuMont and Webber

Absent: Chairman Sawyer, Member Belletete

Staff: Recording Secretary Lemire

MEETING MINUTES APPROVAL

On a motion by Webber, seconded by DuMont, the minutes for the December 7, 2010 meeting were approved as presented. (3-0)

PUBLIC HEARING

Chairman protem Dodge 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 11-01 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 11-01; Belletetes, Inc., 51 Peterborough St., Map 238/ Lot 284, Zone: General Business.

Variance – The applicant proposes the placement of a building within the required 75 foot buffer. (Wetlands Conservation District Ordinance, Section VII)

Presentation: Jack Belletete

Appearance:

Mr. Belletete is proposing to construct a new lumber storage shed however it will encroach approximately 20 feet into the 75 foot wetland setback. The building will be 45 feet x 87 feet and will be constructed on an area already paved. A change in water flow is not expected.

A plan was displayed for the board showing the site location of the proposed structure and the location of the wetlands. Mr. Belletete added that it is a “low quality” wetland that is actually produced from the drainage of the State roadway. Member Webber asked if it was a brook. Mr. Belletete replied that it is not a brook and in fact if the drainage disappeared so would the wetland.

Member Campbell asked for the height of the building. Mr. Belletete stated it was 28 feet.

On a motion by Webber, seconded by DuMont the board waived the site visit.

There being no further comments, Chairman protem Dodge closed the public hearing for this item.

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DECISION

1. ZBA 11-01; Belletetes, Inc., 51 Peterborough St., Map 238/ Lot 284, Zone: General Business.

Variance – The applicant proposes the placement of a building within the required 75 foot buffer. (Wetlands Conservation District Ordinance, Section VII)

On a motion by Campbell, seconded by DuMont the application proposing a 45 x 87 foot lumber shed approximately 55 feet from the wetland was granted as presented and per testimony given. (4-0)

OTHER BUSINESS

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Submitted:

Erlene R. Lemire
Recording Secretary

Attest:

Raymond Dodge
Chairman protem,
Jaffrey Zoning Board of Adjustment

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