

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

**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**November 1, 2011**

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

**Absent:** Member Campbell

**Staff:** Recording Secretary Lemire, Building Inspector Baron

**MEETING MINUTES APPROVAL**

On a motion by Belletete seconded by Webber, the minutes for the October 4, 2011 meeting were approved.  
(5-0)

**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 Nos. ZBA 11-11 and ZBA 11-12 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 11-11 Apollo Steele, LLC, 35 Maria Dr., Map 255 / Lot 8.2; Zone: Industrial district

Variance – The applicant proposes to construct an office building with less than the required setback.  
(Zoning Ordinance, Section V, 5.1)

Presentation: Keith Dupuis

Appearance:

By unanimous vote of the board it was decided that the project was not one of regional impact.

The proposal is to move the office building closer to the front (Maria Drive). Presently the slope in the back of the building limits the amount of area used for storage. Relaxing the setback from one hundred to fifty feet will give more area in the back to store finished and raw product steel. Having the product out of direct view would be a better choice and it would also make access to the office easier. Mr. Dupuis pointed out that this same situation will happen with the other lots as they build out.

On a motion by Dodge, seconded by DuMont the board voted to waive the site inspection.

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

2. ZBA 11-12 Teleflex, 50 Plantation Dr., Map 243 / Lot 29, Zone: Industrial district

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Variance – The applicant proposes a tower height of seventy-one feet where the ordinance limit is forty-five feet. (Zoning Ordinance, Section IV, 4.6)

Presentation: John Noonan, SVE Associates

Appearance:

By unanimous vote of the board it was decided that the project was not one of regional impact.

Mr. Noonan stated that the reason for the additional increase in height is due to a life and safety issue. After talking with the Fire Chief it was requested that there be a secondary means of egress, other than the proposed hatch onto the roof, from the already approved sixty foot tower. The proposal will include a full stairway to the roof with a walk-out. The structure will be seven feet wide by twenty feet long.

Member Webber mentioned that this property is close to the airport and asked how far above the tree line will the structure be? Mr. Noonan stated that they went out to the airport and noticed that there is a pine tree buffer. He does not believe the structure is visible from the airport. Chairman Sawyer asked if he spoke with the Airport Manager. Mr. Noonan replied that there was no one there.

On a motion by Webber, seconded by Dodge the board voted to waive the site inspection.

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

**Public Hearing - Continued**

None

**DECISION**

1. ZBA 11-11 Apollo Steele, LLC, 35 Maria Dr., Map 255 / Lot 8.2; Zone: Industrial district

Variance – The applicant proposes to construct an office building with less than the required setback. (Zoning Ordinance, Section V, 5.1)

On a motion by Dodge, seconded by Belletete the application proposing to construct an office building within fifty feet of Maria Drive was granted as presented and per testimony given. (5-0)

2. ZBA 11-12 Teleflex, 50 Plantation Dr., Map 243 / Lot 29, Zone: Industrial district

Variance – The applicant proposes a tower height of seventy-one feet where the ordinance limit is forty-five feet. (Zoning Ordinance, Section IV, 4.6)

On a motion by Dodge, seconded by DuMont the application proposing a tower height of seventy-one feet was granted as presented and per testimony given. (5-0)

**OTHER BUSINESS**

**TOWN OF JAFFREY  
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None

**ADJOURNMENT**

8:00 p.m.

Submitted:

Attest:

Erlene R. Lemire  
Recording Secretary

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.*