

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**March 6, 2012**

**Present:** Chairman protem Belletete, Members Campbell and Webber

**Absent:** Chairman Sawyer, Member Dodge

**Staff:** Recording Secretary Lemire

**MEETING MINUTES APPROVAL**

On a motion by Webber seconded by Campbell, the minutes for the February 7, 2012 meeting were approved as amended. (3-0)

**PUBLIC HEARING**

Chairman protem Belletete 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 12-02 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.

By unanimous vote the board determined that the application was not one of regional impact.

**Public Hearing - New Items**

1. ZBA 12-02 Coll's Farm LLC, 16 Coll's Farm Rd., Map 254 / Lots 23; Zone: Rural (w/o town water)

Variance - The applicant proposes the continued operation of a commercial business (Coll's Farm) in the rural district and to include the on-site sale/consumption of alcohol. (Zoning Ordinance, Section III, 3.1)

Presentation: Mark and Lori Coll

Appearance:

Mr. Coll explained that he was approached by a few patrons asking if it were possible to serve beer or wine with their sandwiches. Mr. Coll began his investigation which brought him to the Selectmen to request a letter of approval for an on-site liquor license for the State. It was then that the Selectmen realized that the store had grown from the original farm stand and according to the Zoning Ordinance it was no longer an allowed use in the rural district. Mr. Coll was directed to the Zoning Board in search of a variance to continue the business operation as it is. Ideally Mr. Coll would like to have the area rezoned to commercial/industrial as is everything else around him but he realizes that it is not possible for this year.

Member Webber asked how long the farm stand has been there. Mr. Coll replied since 1962. When he took over the store in 2000 it was still considered a farm stand; in 2008 he expanded the business to include the deli and off-site sale of beer and wine. Member Webber stated that he feels it is grandfathered and nothing more than normal expansion.

Chairman protem Belletete asked if they were asking for beer and wine only. Mr. Coll stated that since he has to apply to the State he may take the opportunity to request a full liquor license. Member Campbell asked if he was seeking from the board approval for a full liquor license. Mr. Coll replied "I think that's what we will seek from the State, yes." Mr. Coll added that the request came from only a few people so he

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doesn't feel it will be a major thing. If someone wants a wine cooler or a drink that is pre-mixed that may be possible but they do not have the facilities for mixing. It will not be a "bar".

There were no abutters or interested citizens in the audience.

By unanimous vote the board waived the site visit.

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

**Public Hearing - Continued**

None

**DECISION**

1. ZBA 12-02 Coll's Farm LLC, 16 Coll's Farm Rd., Map 254 / Lots 23; Zone: Rural (w/o town water)

Variance - The applicant proposes the continued operation of a commercial business (Coll's Farm) in the rural district and to include the on-site sale/consumption of alcohol. (Zoning Ordinance, Section III, 3.1)

On a motion by Campbell, seconded by Webber the application for a variance to allow the continued operation of a commercial business (Coll's Farm) in the rural district and to include the on-site sale/consumption of alcohol was approved as submitted and per testimony given. (3-0)

**OTHER BUSINESS**

None

**ADJOURNMENT**

7:49 p.m.

Submitted:

Attest:

Erlene R. Lemire  
Recording Secretary

Ernie Belletete  
Chairman protem  
Jaffrey Zoning Board of Adjustment

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