

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**February 10, 2009**

**Present:** Chairman Shea, Members Deschenes, Grodin, McCarthy, Merrell, Moore

**Absent:** Members Doane, Kresge and Hollister

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

**MEETING MINUTES APPROVAL**

On a motion by Merrell, seconded by Deschenes the minutes from the January 13, 2009 public hearing were approved as amended. (6-0)

Amendments are as follows:

Page 3 – Call To Order

Chairman ~~Shea~~ **Protem Merrell** called the public hearing to order at 7:52 p.m.

Page 4, ¶ 10

Chairman Protem Merrell asked how the truck would be off loaded. **Would there be overhead cranes?** Mr. Pelissier replied it would be done with fork lifts. **There would be no cranes.**

**PRELIMINARY HEARING**

John Peard – Monadnock Disposal, Old Sharon Rd.

Mr. Peard is considering the addition of a 20,000 gallon underground diesel tank with above ground pumps, lights and fire suppression. The reason for the fuel station is that by having fuel available for his trash trucks at the Monadnock Disposal site it would remove them from the downtown area during peak traffic times when they return to Red's on River St. to fuel up. In addition to his own trucks fuel would be available for the neighboring businesses. The question before the board is – is a site plan required to an already approved plan without the tanks?

The board agreed that the proposal would be for the betterment of the downtown. The addition of fuel storage would cause a slight change of use and technically there would be no new construction. Subsequent to their discussion the board felt an amended site plan would be required.

Jean Coutu – Live Free or Die Rally

Mr. Coutu is planning his annual rally however this year the Grand View Inn has donated the use of their field for the event. A letter authorizing Mr. Coutu to speak on their behalf was submitted to the board along with an outline of his proposal. Mr. Coutu would like to know if site plan is necessary or if it would be treated more casually as done in the past although at a different location.

According to Mr. Coutu the event will be much like last year's event which was held between one of Sawyer's fields on Old Sharon Rd. and the town common. This year, if allowed, it will take place solely in the large field at the Grand View Inn. Mr. Coutu added that the Grand View will not be hosting or involved in the event.

It will be a free, non-commercial event (with donations being accepted) and bonding for the event will be

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**February 10, 2009**

in place. There will be traffic control, porto-potties, speaker's in the afternoon and cannons at dusk with class C fireworks which will be finished by 10:00 p.m. There will be no music before 10:00 a.m. and by 9:00 or 10:00 p.m. all music will be contained to the immediate area. Food and soft beverages will be donated to the event and available for sale. As was done last year, all abutters are being contacted and informed about the event and at this point there seem to be no problems.

The 2009 program is still in the preliminary stage but what is being anticipated is that set-up/orientation will take place on Friday night with food and beverages available and music until 11:00 p.m. but contained to the area after 9:00/10:00 p.m. Saturday will include speakers with music in between the speakers, a Farm Aid benefit motorcycle show and a battle reenactment with a cannon volley at dusk. Mr. Coutu noted that the sound level of the cannon volley is the same as or less than the grand finale' at the Jaffrey fireworks. The only money to change hands will be related to Farm-Aid. On Sunday there will be some music in the morning with food and soft beverages available. They plan to pack things up around 2:00 p.m. Alcoholic beverages will not be sold or allowed to be brought onto the property.

Member McCarthy pointed out that the Grand View Inn does have a liquor license and asked Mr. Coutu if the Inn was planning on selling alcoholic beverages. Mr. Coutu stated that the inn will be open but he did not know what their intent was. If liquor was being served it would have to be monitored so as to not become a problem. Mr. Coutu stated that last year this was not a concern. Member McCarthy asked to clarify if there would be a stand of some type selling alcoholic beverages. Mr. Coutu stated that it was offered for the event and although he cannot keep any guests from visiting the Inn he felt it was best to keep the Inn separate from the event.

Member Grodin asked Mr. Coutu how many people/vehicles were expected. Mr. Coutu estimated 300 people at the most even though last year there were only 150 – keeping in mind that they are not all there at the same time. People do come and go from the event. Member Grodin asked for the date of the Jaffrey Fireworks. Mr. Coutu was not sure but did say that his event is always the following Saturday. The events do not happen on the same week-end. Member Grodin suggested that the State be notified of the event since Route 124 (Mountain Rd.) is a State road.

Member Grodin brought up traffic and the issue of regional impact. Chairman Shea does not feel it meets the criteria for regional impact.

Chairman Shea stated that he feels it's a plus moving the event from the downtown area however, the Inn still needs to abide by their previously approved site plan. Chairman Shea feels that the board should take time to read all the minutes associated with the site plan for the Inn and asked Mr. Coutu if he would mind returning for another preliminary on March 11<sup>th</sup>. At that time the board will be better informed and prepared to make an informed decision.

**CALL TO ORDER**

Chairman Shea called the public hearing to order at 7:52 p.m. The rules of procedure were read aloud. Notice of hearings PB 09-01 was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen.

**APPLICATION ACCEPTANCE**

None

**PUBLIC HEARING – NEW**

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**February 10, 2009**

None

**PUBLIC HEARING – CONTINUED**

1. PB 09-01; Apollo Steel, LLC, Maria Dr., Map 255 / Lot 8.2, Zone: Industrial

Site Plan - The applicant proposes a 64 x 100 building.

Presentation: Cliff Pelissier

Appearance:

Mr. Pelissier was initially before the board at the January 13, 2009 public hearing. Because his plan was missing certain details the board continued the hearing to February 10, 2009. Mr. Pelissier has addressed the issues and is before the board ready to present the amendments.

Mr. Pelissier pointed out that the additional elevations, the silo and the paved and non-paved areas have been added to the plan as requested. Also submitted are comments from the Fire Chief.

Member Moore asked if the applicant would be locked into using pellets for heat just because the silo is shown on the plan. Member Grodin stated that whether or not he uses pellets for heat is not up to the Planning Board. Chairman Shea pointed out that the plan is to show where a silo would go if one were going to be used.

Member Grodin asked if the drive would be a private road and not dedicated to public use. Mr. Pelissier stated that it is a private road.

Member Merrell asked if there would be two exhaust fans and how big would they be. Mr. Pelissier confirmed that there would be two fans. One would be approximately 2 feet and the other 1 foot.

Member Deschenes asked if additional lighting was planned for the parking lot. Mr. Pelissier stated that another light is going to be added although it is not shown on the plan.

Chairman Shea reviewed all the criteria previously missing and determined that all issues were addressed. It was also pointed out to Mr. Pelissier that the letter from the Fire Chief stated that a fire alarm of some type would be required.

**There being no further questions Chairman Shea closed the public hearing.**

**DECISIONS**

1. PB 09-01; Apollo Steel, LLC, Maria Dr., Map 255 / Lot 8.2, Zone: Industrial

Site Plan - The applicant proposes a 64 x 100 building.

On a motion by Merrell, seconded by Deschenes the site plan application proposing a 64 x 100 foot building was approved as presented and in accordance with testimony given. (6-0)

**OTHER BUSINESS**

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**February 10, 2009**

- Candidates Night is February 17. Member Grodin will be present to answer any questions regarding planning board issues on the town warrant.
- Chairman Shea attended a ConComm hearing regarding the Town of Troy (water tower on Mountain Rd.) and a proposed water line under the brook. Chairman Shea attended the hearing because there were complaints about inadequate screening of the water tower. The applicant agreed to revisit the issue in the spring and add some additional trees. By request of Fire Chief Chamberlain there will be two fire hydrants dedicated for Jaffrey's use. One hydrant will cover the homes on Bullard Rd. and the other will be used to fill up water tankers.
- Member Grodin had sent all board members a note suggesting that the board set-up a CIP sub-committee. Town Manager, Mike Hartman and the Planning and Economic Development Director JoAnn Carr are in favor of the proposal.

On a motion by Grodin, seconded by Merrell the board moved to establish a CIP sub-committee.

- Member Grodin brought to the board's attention a new RSA, 485-A:17 Terrain Alteration. Member Grodin feels it is important to warn any perspective developers that there are certain requirements they have to meet if they want to dredge, fill, and excavate, etc. near the waters of the State. As spring nears Member Grodin suggested asking the Municipal Association to speak to the board about the meaning of the RSA.
- Member Moore brought up the issue of windmills. He feels it is a fast rising issue and one that the board should consider with respect to what they may want to dictate; what about aesthetic value. Member Grodin recalls there being State law having to do with windmills and the number of db allowed. It was suggested that perhaps the board should seek the advice of the Municipal Association.
- Building Inspector Baron brought up the issue of gravel banks and the storing of gravel at unauthorized sites. Specifically N.E.W.P. and a property located on Lehtinen Rd. Members Merrell and McCarthy will visit both properties with the Building Inspector.
- Junk yards - Building Inspector Baron will be sending letters to a few body shops in town who exceed the number of unregistered vehicles. To his knowledge there is no mention of junk yards in the town's zoning ordinance. Member Grodin believes somewhere in the regulations it says that the Selectmen will investigate complaints and take action. He will find the information and provide a copy to Inspector Baron.
- Member Merrell recently attended a seminar which spoke about work force housing. State law says the ordinance has to address work force housing and it has to be allowed and permitted in the majority of the town and secondly it's up to the town to determine if the existing housing contributes its fair share to the region for work force housing. Referring to our OSDP the speaker at the conference felt Jaffrey was pretty well covered because the OSDP refers to both rural and residential and there is provision for work force housing.

**ADJOURNMENT**

The meeting adjourned at 8:50 p.m.

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**February 10, 2009**

Submitted:

Erlene R. Lemire  
Recording Secretary

Attest:

Edward Merrell  
Chairman Protem  
Jaffrey Planning Board