

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**August 11, 2009**

**Present:** Chairman Merrell, Members McCarthy, Foley, Grodin, Kresge, Moore and Selectmen's Representative MacIsaac

**Absent:** Members Deschenes and Doane

**Staff:** Recording Secretary Symonds

**MEETING MINUTES APPROVAL**

**July 14, 2009 Meeting:**

On a motion by Don MacIsaac, seconded by Mark Kresge the minutes from the July 14, 2009 public hearing were approved. (7 -0)

**July 21, 2009 Site Visit – Jaffrey Auto Minutes**

On a motion by Don MacIsaac, seconded by John McCarthy the minutes of the July 21, 2009 site visit to Jaffrey Auto were approved as amended. (6-0) 1 abstains.

Amendment as follows:

Page 2, first word should be surface not service

**PRELIMINARY HEARING**

None

**CALL TO ORDER**

Chairman Merrell called the public hearing to order at 7:30 p.m. The rules of procedure were read aloud. Notice of hearings PB 09-08 and PB 09-09 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**

1. PB 09-08; Hyatt, Paul, 27 Squantum Rd., Map 244 / Lot 18, Zone: Residence B (with town water)

Technical Subdivision - The applicant proposes a lot line adjustment.

On a motion by John McCarthy, seconded by Mark Kresge, the application proposing a lot line adjustment was accepted. (7-0)

2. PB 09-09; Thibeault, Larry, 39 Webster St., Map 245 / Lot 7.2, Zone: General Business

Site Plan - The applicant proposes to amend a previously approved site plan

On a motion by John McCarthy, seconded by Mark Kresge, the application proposing a lot line adjustment was accepted. (6-1)

**PUBLIC HEARING – NEW**

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1. PB 09-08; Hyatt, Paul, 27 Squantum Rd., Map 244 / Lot 18, Zone: Residence B (with town water)

Technical Subdivision - The applicant proposes a lot line adjustment.

Presentation: Paul Hyatt

Appearance: His neighbor John Cornellier of 31 Squantum Rd has given him six feet of his property along their property line. Therefore he is requesting a lot line adjustment.

Grodin asked if taking this away will make Cornellier's lot nonconforming. He has 2.4 acres and therefore conforms.

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

2. PB 09-09; Thibeault, Larry, 39 Webster St., Map 245 / Lot 7.2, Zone: General Business

Site Plan - The applicant proposes to amend a previously approved site plan

Presentation: Larry Thibeault  
No abutters were present

Appearance: L Thibeault presented his plan for adding 5 automatic and 2 training batting cages. He pointed out where a part of the building at the end closest to the ponds has been demolished. This allows for approximately 16,000 sq ft for a parking area. A wall will be put up to keep cars from driving off the edge near the down slope to the ponds. There are two empty rooms, one about 6,000 sq ft the other approximately 11,000 sq ft. The entrance will be on that end of the building. The present ramp will be widened four feet to be double in width. Proposed exterior doors are not shown on the plot plan. Presently there are two garage doors and three walk in doors. There will be 27 parking spaces for this area. The Fire Chiefs list has been gone over with the Chief and there are no problems with his suggestions. The Police Chiefs report mentions the rough shape of the parking lot. He is not planning to repave the parking lot but to patch and fill holes.

Ed Merrell asked that the plan show the location of the doorways and define the property line along the Black and Decker property (Pond Area).

Mark Kresge asked that the plan define the flow of traffic.

A site visit has been scheduled for Wednesday, August 19, 2009 5:00 PM at the entrance to the Fitness Center at 39 Webster

McCarthy asked that we have DPW comments on the Webster Street site before the site visit on August 19<sup>th</sup>.

**There being no further questions Chairman Merrell continued the public hearing to September 8, 2009.**

3. Amend Section XIV Signs to read as follows:

(1) section 14.6 deleted replaced with Reserved, This is picked up in 14.12

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- (2) Section 14.12.3 there is an addition -Upon review of application, the Board of Selectmen, or their designee shall approve the sign permit provided that the sign meets all requirements of the ordinance and all other applicable electrical, life safety and building code requirements.
- (3) Section 14.13 Appeals. This had been simplified now reading – shall have the power to review the administrative decision and determine whether the permit criteria specified in the ordinance have been applied correctly.

Mark Kresge reviewed what these changes entailed.

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

**PUBLIC HEARING – CONTINUED**

3. PB 09-07; Hope Fellowship Church, Prescott Rd., Map 256 / Lot 3.3, Zone: Rural (with town water)

Site Plan - The applicant proposes a multi-use building (church) with associated parking and drives.

Presentation: Kirk Stenerson of Higher Design, PLLC

Appearance:

Member Grodin recused himself.

Mr Stenersen distributed sets of plans that now reflect some the changes made based on his meeting with DPW Director Heglin. He proceeded to go over the changes made.

A note was added to sheet 3 showing the industrial district zone.

The accessible grease trap has not been added to the plan; the Church would prefer not to do it due to costs and expected use but will if required.

Application for the connection to the Water System was submitted in April 2008 and the \$1,000 check was deposited and cleared. The domestic and sprinkler fire service will be separated. Sprinkler designer will confirm size of piping needed for sprinkler design. They will use a 6" line for water

D MacIsaac asked if there is adequate water pressure. A flow test was done in 2007 and is sufficient.

Mr Stenersen continued stating there has been added a 6" gate valve at the exterior of the building.

The hydrants are to be placed where the Fire Chief requires.

The gate valve is now 3 ft from the hydrant per the Jaffrey standard.

The two 90 degree bends in the water line will now each be two 45 degree bends with a 10' section between.

Tying the elevation to a known datum would be very difficult and changing the plans would be very costly. Mr Stenersen pointed out the flow of water around the property. Member Moore suggested using the Town data for the sewer at Millipore as the known datum and make a note on the plans.

There is temporary benchmark on sheet 7 – septic design.

The mislabeling of the catch basins has been corrected.

The diameter of the drainage pipes is shown in table on the plan.

Infiltration basin will not be overtopped in 50 year storm according to the drainage design calculation provided.

Test pit information is in drainage design report.

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Fuel storage will not be determined until it is decided what will be used for heat. They are considering using geo-thermal. If oil used for fuel it will be in the basement with required concrete box. Propane can not be stored inside.

For on-site lighting see note 7 on sheet 4/10

Mark Kresge asked if the terrain alteration permit has come back from the State. There were 11 questions on it, all non-issues. The state has 30 days after resubmit to issue permit. Mr. Stenerson will contact the state directly to resolve any issues.

Questions from the audience. Dick Grodin having recused himself expressed his concern with the intersection of Prescott Rd and Rte 124. This has been an on-going problem and wishes the Board approach the Town Manager to contact the State concerning that intersection. The times the church members would be entering from New Ipswich would not coincide with traffic for Millipore. Chairman Merrell has spoken to the Town Manager about a traffic impact study. He will write a letter to the Town Manager formerly requesting the State be contacted.

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

**DECISIONS**

1. PB 09-08; Hyatt, Paul, 27 Squantum Rd., Map 244 / Lot 18, Zone: Residence B (with town water)

Technical Subdivision - The applicant proposes a lot line adjustment.

On a motion by McCarthy and seconded by Kresge the application for a lot line adjustment was approved as presented and per testimony given. (7-0)

4. 2. PB 09-07; Hope Fellowship Church, Prescott Rd., Map 256 / Lot 3.3, Zone: Rural (with town water)

Site Plan - The applicant proposes a multi-use building (church) with associated parking and drives.

On a motion by McCarthy and seconded by Moore the application for a multi-use building (church) with associated parking and drives was approved as presented and per testimony given subject to the following conditions. (6-0) Grodin was recused.

1. Add an accessible grease trap after the kitchen and before discharge to the on-site system
2. A note should be added to plan showing site elevation and topographic data tied to a known existing datum.

**OTHER BUSINESS**

Wind Turbine Ordinance

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Chairman Merrell suggested at the last meeting a reference to the International Standard for Small Wind Turbines be added to the ordinance under the design standards. He sent this information to the other Board Members regarding this standard.

After discussion as to whether it adds any hurdles for the engineers Chairman Merrell stated it clarifies. Grodin moved a reference to IEC 61400-2 be added.

Grodin made a motion the Planning Board approve for the Wind Turbine Ordinance to go to Public Hearing. McCarthy seconded (7-0)

Chairman Merrell mentioned that Member Kresge pointed out the existing ordinance has a height restriction. On page ZO-11 P 4.6 restricts the height. Kresge suggests it should read except for specific uses outlined in other ordinance sections. Grodin suggests referencing RSA 674-63. Kresge suggested we have proposed language for reference for Public Hearing.

Grodin suggests the Board have a working session in October.

Jim Dumont thanked everybody for their input on the Wind Energy Ordinance.

**ADJOURNMENT**

The meeting adjourned at 9:38 p.m.

Submitted:

Phyllis Symonds  
Recording Secretary

Attest:

Edward Merrell  
Chairman, Jaffrey Planning Board