

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 9, 2010

Present: Chairman Merrell, Members Deschenes, Doane, Kresge, Selectmen's Representative MacIsaac, McCarthy and Moore

Absent: Members Foley and Grodin

Staff: Recording Secretary Lemire, Jo Anne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Doane, seconded by Deschenes, the January 12, 2010 minutes were approved as amended. (7-0)

Amendments were as follows:

Page 2, ¶ 3, line 8

requirements and/or covenants that are planned for the deeds. They also plan to retain rights to ~~a~~ home design and placement on lots.

PRELIMINARY HEARING

Superintendent of Schools, Jim O'Neil – Stratton Rd. property update

Superintendent O'Neil is back to update the board on the progress of the Stratton Rd. property. A draft master plan was distributed. The plan would 1) allow the recently acquired property to be used for much needed student parking and 2) hopefully reduce the traffic congestion at the main entrance point. A one way road would be constructed and used for middle school drop off and pick-up. Consideration for adequate green space between the school property and the abutters was also given. Mr. O'Neil has written letters to all of the abutters and has met with two of them.

The plan is in two phases. Phase one is the short term in which they will construct a one way wrap around for the middle school. The entrance will be near the newly proposed parking on Stratton Rd. and the exit will be next to the school. There will be parking spaces along this route for parents dropping off and picking up students. The plan also shows one way traffic along the backside of the high school, around to the front and out to Stratton Rd. The existing parking spaces on the back side will be eliminated and a walk way will be installed with a green space between the walk way and the high school. The existing parking lot in front of the high school will be expanded towards the school and shrubs will be planted around the parking lot.

The long term plan includes moving the existing modular from the front of the school to the left side of the school and possibly using it as a Superintendent's office. Fencing will be placed around all of the modulars for security purposes. Buses will travel along the back perimeter of the school and queue up along the edge of the parking lot. Conant Way will continue to have two way traffic. Mr. O'Neil realizes there are some issues with the plan. One pointed out by Police Chief Oswalt is there would be multiple points of control.

As for the schools themselves, they would like to add an inexpensive architectural detail at the front entrances to enhance the look of the schools. Mr. O'Neil stated that it is a comprehensive plan subject to more discussion.

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 9, 2010

Selectmen's Representative MacIsaac asked about timing for phase 1 and 2. Mr. O'Neil stated that as of July 1 the State will cut off funding for construction projects for public schools. They would like to start phase 1 prior to July 1 so they can take advantage of the 40% reimbursement. If they achieve this it will also include the original purchase cost for the house.

Building Inspector Baron – Drumlin Park directory sign

Building Inspector Baron would like to know if the board has any comment on the Drumlin Park directory signs. Apparently the sign at the Plantation Dr. entrance is on town property and out of date. There is also a sandwich board sign which doesn't belong there. There is another directory at the Squantum Rd. entrance and it is literally in the woods and falling down.

Member McCarthy asked if the question is who is responsible for the upkeep of the signs. Inspector Baron replied yes. There should be rules on size and who takes care of them. Do all of the businesses get together?

Following some discussion on how to handle the situation, Inspector Baron agreed to visit the owner of 52 Fitzgerald Dr. and ask if they would be willing to get something going amongst the businesses to put up a new sign. Chairman Merrell felt that it would behoove the businesses to be involved with the advertising of their business.

Jo Anne Carr, Director of Planning and Economic Development did make a request to the Planning Board to consider signage and directory signs for next year's town meeting. It would mean an additional change to the sign ordinance to address this issue; which originally came to her attention because of the Stone Arch Bridge industrial park and their desire for a directory sign.

Selectmen's Representative MacIsaac suggested to Ms. Carr that the subject be discussed at the next Economic Development Committee meeting and then report back to the board.

CALL TO ORDER

Chairman Merrell called the public hearing to order at 7:30 pm. The rules of procedure were read aloud. Notice of hearing PB 10-01 and PB 10-04 were posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen. Member Moore would vote in place of Member Grodin.

APPLICATION ACCEPTANCE

1. PB 10-01; Dorothy Zug (property of Monadnock Quaker Meeting), 3 Davidson Rd., Map 253/ Lot 23, Zone: Rural (without town water)

Site Plan – The applicant proposes to construct a burial ground.

On a motion by McCarthy, seconded by Deschenes, the application proposing to construct a burial ground was accepted. (7-0)

2. PB 10-04; New Cingular Wireless PCS, LLC (dba AT&T Mobility); Map 255 / Lot 7; Zone Industrial

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 9, 2010

Site Plan – The applicant proposes to amend a previously approved site plan for a personal wireless facility and extension of existing tower located at 141 Old Sharon Rd.

On a motion by Kresge, seconded by McCarthy, the application proposing to amend a previously approved site plan for a personal wireless facility and extension of existing tower located at 141 Old Sharon Rd. was accepted. (7-0)

PUBLIC HEARING – NEW

1. PB 10-01; Dorothy Zug (property of Monadnock Quaker Meeting), 3 Davidson Rd., Map 253/ Lot 23, Zone: Rural (without town water)

Site Plan – The applicant proposes to construct a burial ground.

Presentation: Dorothy Zug, Frank Bateman, Nellie Herman

Appearance:

On a motion by Doane, seconded by Deschenes the board determined that the application was not one of regional impact. (7-0)

Ms. Zug submitted a letter of authorization for herself and Mr. Frank Bateman to the board.

The property on Hadley Rd. was purchased by Monadnock Quaker Meeting in 1992. Since that time they have been renovating and furnishing it to be appropriate for their use as a Quaker Meeting House. It is common for a Quaker Meeting to have a burial ground adjacent to it and it has been a topic of discussion amongst them for the past few years. The burial ground will be used for green burials and ashes for members, attendees and their families. There will be no contaminants because a green burial is without embalming fluids. Ms. Zug referred to RSA 289:1, 3 and 5 and stated that the RSA 289:1 defines how they would see the burial ground used.

Ms. Zug displayed a hand drawn map of the property and an official survey that was recorded in 1978. Member McCarthy asked for the distance to the Day Care Center from their property. Mr. Bateman estimated the distance at a quarter mile. Member Doane asked for the dimensions of the proposed burial site. Ms. Zug replied 60 feet by 90 feet.

Ms. Zug pointed out on the sketch that the distance from the well to the nearest corner of the proposed burial ground is 127 feet and the distance from the highway berm is 50 feet as required.

Chairman Merrell asked if there was a well located on the day care property. Ms. Zug stated that they are 50 feet from the lot line and therefore 50 feet from any well. Chairman Merrell explained that they must be 400 feet from that well because it is considered public due to the amount of people it serves. Mr. Bateman estimated that the well on the day care property is 648 feet from the lot line.

Chairman Merrell stated that DPW Director, Randy Heglin sent a notice to the Peterborough DPW for comment however no comment was returned. Mr. Heglin also spoke with NHDES and it was suggested that the Best Management Practices be followed with regard to burials of bodies in the ground.

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 9, 2010

Chairman Merrell stated that according to the Cheshire County soils map, this site has a type 142 soil which is a sandy loam and the water table for this soil is greater than six feet. It was also noted that according to the BMP's the burial site should be at least six feet above the seasonal high water mark. Chairman Merrell asked Ms. Zug what their plan was with regards to the burials. Ms. Zug replied that they have talked with the person who sells the pine boxes and he suggests that the boxes be five feet. She also stated that they have been advised to have granite corner markers.

Chairman Merrell asked how they planned to document who has been buried and where. Ms. Zug stated that they haven't gotten that far in the planning. They located the site, gave it a name and coming to the Planning Board was the next step. There are many things to be considered, such as how much space should be allotted for green burial and how much for ashes. The Meeting will work out a method of keeping records and in fact have visited other Meeting burial grounds for ideas. Ms. Zug stated that there is a lot of interest in the burial and it will be a lengthy process.

Member Moore asked if they knew how many people would be in the burial ground. Ms. Zug replied that it will depend on how they divide up the area between burials and ashes. They may need to speak with their members as to their wishes in order to determine the ratio. At this time they have approximately 40 or 50 members so they anticipate the allotted space to last a long time.

Member Doane asked if the lots will be re-used as decomposition takes place. Ms. Zug did not expect so. Ms. Herman added that it may be desirable within a family given 30 or 40 years between deaths.

Ms. Nancy Lloyd, Jaffrey resident and member of the Meeting, spoke in favor of the proposal.

Mr. Phil Cournoyer, Jaffrey resident, spoke in favor of the proposal and the concept of green.

Ms. Carr commented that she feels it would be prudent to document the seasonal high water table in the area of the burial ground and she also suggested that the board address the issue of capacity for the burial ground.

The board and the applicant discussed different methods of setting the capacity and it was decided that the number would be based on green burials and set at 100. If that number is approached then the Meeting will have to return to the board to amend their site plan.

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

2. PB 10-04; New Cingular Wireless PCS, LLC (dba AT&T Mobility); Map 255 / Lot 7; Zone Industrial

Site Plan – The applicant proposes to amend a previously approved site plan for a personal wireless facility and extension of existing tower located at 141 Old Sharon Rd.

Presentation: Attorney Sheila Grace, Sharon Horne, Greg Therrien

Appearance:

On a motion by McCarthy, seconded by Moore, the board determined that the application was one of regional impact. (7-0)

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 9, 2010

Attorney Grace stated that AT&T is seeking site plan approval of a wireless communication facility on and adjacent to an existing 125 foot communication tower located at 141 Old Sharon Rd. The existing tower was built in 2001 and it has not been occupied. AT&T has determined that the only means of accommodating it's objectives in the town is to increase the height of the existing tower by 18 feet to a total height of 143 feet. A height variance for the 18 feet was granted by the Zoning Board of Adjustment on February 4, 2010.

The construction of an equipment shelter is part of the application. A photograph was submitted to the board to show what it would look like. A generator will also be installed and placed within the compound as will the equipment shelter. Attorney Grace pointed out that the generator has been moved from the location shown on the plan out of consideration for an abutter.

Chairman Merrell asked how the generator will be powered and how the fuel will be stored. Mr. Therrien stated it would be diesel fuel stored in the base of the generator. Member Doane asked for the capacity of fuel storage. It was estimated at 110 gallons. Chairman Merrell asked how often the generator would be tested. Mr. Therrien replied once a week and the time can be automatically set. Member Doane asked if there would be any berms around the generator. Mr. Therrien stated that they could design a concrete pad to retain the fuel in case of spillage but the design of the tank is a double hull design with alarms that would sound in the event of a spill.

Chairman Merrell asked if Mr. Therrien was a PE and if not then the C1 plan would need to be stamped by a licensed surveyor in addition to Mr. Therrien's stamp. Mr. Therrien stated that he was a PE and not a licensed surveyor.

Selectmen's Representative MacIsaac asked if there was a free space within the tower that the town could use for a relay station or a WiFi and is it typical that space is left for the town's use. Ms. Horne stated that there are ordinances that read if a tower is approved then a certain amount of space at the top will be available for the town's use and it is up to the town to ask for that, typically at the time of construction. Ms. Horne reminded the board that this tower is a stealth tower and by the town's ordinance all antennas must be concealed. The decision to accommodate the town would be up to Crown Castle as owner of the tower. AT&T will be leasing the top spot from Crown Castle and Verizon is leasing the spot at 125 feet. There is a small space between the two.

Member Kresge asked Selectmen's Representative MacIsaac if he was asking Crown to rent the space to the town or donate the space to the town. Selectmen's Representative MacIsaac replied that it is usually provided as a courtesy for putting a tower on your property; they provide you the ability to have some type of a relay space. There was question whether or not the board had the right to ask at this stage.

Following discussion between the board and the applicant it was decided that the board needed to gain more knowledge on what the specific use would be and how would it be accomplished, and the applicant agreed to contact Crown Castle, on behalf of the town, to ask what they could do for the town.

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

PUBLIC HEARING – CONTINUED

None

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 9, 2010

DECISIONS

1. PB 10-01; Dorothy Zug (property of Monadnock Quaker Meeting), 3 Davidson Rd., Map 253/ Lot 23, Zone: Rural (without town water)

Site Plan – The applicant proposes to construct a burial ground.

On a motion by McCarthy, seconded by Doane the application proposing to construct a burial ground was approved as presented and per testimony given subject to the following conditions. (7-0)

1. Location of the plot needs to be located by a licensed Surveyor (identify and describe).
 2. Grades to be verified by a Surveyor.
 3. Vicinity sketch to be part of the surveyed plan.
 4. Confirmation of the seasonal high water mark.
 5. Confirmation of the distance to the well head of the day care center.
 6. Capacity is 100. Beyond 100 would require another site plan.
2. PB 10-04; New Cingular Wireless PCS, LLC (dba AT&T Mobility); Map 255 / Lot 7; Zone: Industrial

Site Plan – The applicant proposes to amend a previously approved site plan for a personal wireless facility and extension of existing tower located at 141 Old Sharon Rd.

On a motion by Doane, seconded by Deschenes the application proposing to amend a previously approved site plan for a personal wireless facility and extension of existing tower located at 141 Old Sharon Rd. was approved as presented and per testimony given subject to the following condition. (7-0)

Condition:

1. Land surveyor stamp is needed on the C1 drawing.

OTHER BUSINESS

- Signature page – Downtown Master Plan
Members Grodin and Foley were absent. Signatures will be obtained at the March meeting.
- Vested Rights
To be discussed at the March meeting.
- Housing and Community Development Plan
To be discussed at the March meeting.
- Class VI Roads
Chairman Merrell addressed a letter written to the board from Jo Anne Carr, Director of Planning and Economic Development. The letter was written at the request of the board to determine the process for development along Class VI roads in the town.

**TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 9, 2010**

- CORD Survey - 2006 Report to the Governor on Growth Management
After reviewing the survey the board declined participation.

ADJOURNMENT

The meeting adjourned at 10:15 p.m.

Submitted:

Erlene Lemire
Recording Secretary

Attest:

Edward Merrell
Chairman, Jaffrey Planning Board