

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
July 12, 2011

Present: Chairman Merrell, Members Deschenes, Despres, Doane, Grodin, Kresge, McCarthy and Moore

Absent: Selectmen's Representative MacIsaac

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

MEETING MINUTES APPROVAL

No action

PRELIMINARY HEARING

Jonathan Bruneau – Major subdivision, Woodbury Hill Rd.

Mr. Bruneau owns a 42 acre parcel which was submitted as a minor subdivision at the prior months application review. As another option he is investigating the possibility of a major subdivision and he is asking the board for their comments.

Chairman Merrell explained that per the Zoning Ordinance major subdivisions on lots greater than 20 acres shall be developed as an Open Space Development Plan except when conventional development is deemed more feasible. A Conditional Use Permit can be filed and this would allow the applicant the opportunity to show why a conventional plan would be a better choice over an OSDP for the subject property. Mr. Bruneau was unaware of this regulation. He was directed to Section VII of the Zoning Ordinance.

It was also noted that an OSDP does not apply to minor subdivisions. Parcels greater than 20 acres may be developed as a conventional subdivision provided all parcels become legal lots of record at least 2 years prior to the date of subdivision application to the board.

CALL TO ORDER

Chairman Merrell called the public hearing to order at 7:30 p.m. Notice of public hearing for case numbers PB 11-06 through PB 11-10 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 11-06; Rogers Engineering Solutions LLC (property of 56 Peterborough St Jaffrey NH 03452, LLC), 56 Peterborough St., Map 245/ Lot 5, Zone: General Business.

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

On a motion by McCarthy, seconded by Deschenes the application proposing to amend a previously approved site plan was accepted. (7-0).

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2. PB 11-07; Driscoll Revocable Trust, William M., 16 Heath Rd., Map 227 / Lot 7, Zone: Rural (without town water).

Minor Sub-division – The applicant proposes a two lot subdivision.

Per a letter dated July 7, 2011 at the request of the applicant's agent the application was withdrawn.

3. PB 11-08; Belletetes, Inc., 80 Peterborough St., Map 245/ Lot 3.1, Zone: General Business.

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

On a motion by Doane, seconded by McCarthy the application proposing to amend a previously approved site plan was accepted. (7-0)

4. PB 11-09; Teleflex, Inc., 50 Plantation Dr., Map 243/ Lot 29.1 & 30, Zone: Industrial.

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

On a motion by McCarthy, seconded by Kresge the application proposing to amend a previously approved site plan was accepted. (7-0)

5. PB 11-10; Millipore Corp., 11 Prescott Rd., Map 256/ Lot 1, Zone: Industrial.

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

On a motion by Grodin, seconded by Deschenes the application proposing to amend a previously approved site plan was accepted. (7-0)

On a motion by Moore, seconded by Doane all applications were deemed to not be of regional impact. (7-0)

PUBLIC HEARING – NEW

1. PB 11-06; Rogers Engineering Solutions LLC (property of 56 Peterborough St Jaffrey NH 03452, LLC), 56 Peterborough St., Map 245/ Lot 5, Zone: General Business.

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

Presentation: Mr. Ed Rogers

Appearance:

Mr. Rogers is representing Dr. Jun of Monadnock Pediatric Dentistry. The proposal is to add on to the existing building on both the Webster St. and Peterborough St. side for a total of 582 square feet. The addition will accommodate two new chairs and an administrative area. There will be no site grading other than what is associated with the foundation work for the additions and once the project is done there is a proposed plan for landscaping.

Chairman Merrell stated that the application mentions the addition of one chair and correspondence from DOT mentions one chair; will this cause a problem. Mr. Rogers stated that he followed up on

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that and the additional chair will not be an issue. Documentation from DOT stating such was submitted.

Member Grodin asked for the setbacks. Mr. Rogers stated that the front will be approximately 45 feet and the side will be 15 feet from the curb line. Mr. Rogers pointed out that the property is in the general business district / Main St. overlay which allows the setbacks to be relaxed. In comparison to other properties on Peterborough St. this building is set back further than others.

Member Grodin asked about signage. Mr. Rogers stated that there is an existing sign in front of the building and it will not change. Mr. Rogers added that at the request of the DPW the curb cut from Peterborough St. will be clearly marked with an arrow to identify a one way entrance and Webster St. will be identified in the same manner as the exit.

Mr. Rogers pointed out to the board his written request of waiver for item 9 (requirements of a comprehensive storm drainage plan) on page 17 of the checklist. On a motion by Kresge, seconded by Doane the request of waiver was granted. (7-0)

Chairman Merrell noted that one of the additions was going to be built over an underground electrical utility; what happens if PSNH needs access? Mr. Rogers replied that the line is not a distribution line; it only services Dr. Jun's building.

Member Doane asked if the addition would be on a slab or a foundation and will there be additional lighting in the parking area. Mr. Rogers replied that the addition would be on a slab as is the rest of the building and there would be additional downcast lighting that will be on a timer; the winter months are really the only time the lights are needed.

Member McCarthy asked if there would be enough parking spaces. Mr. Rogers stated that during his conversations with the Building Inspector and Jo Anne Carr they felt 6 spaces would be adequate; 11 are shown on the plan.

Member Moore asked how many chairs there would be in total. Mr. Rogers replied four.

The board will make a site visit on Tuesday, July 26th at 6:30 p.m. It was requested that the applicant mark out the area to be expanded.

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

2. PB 11-08; Belletetes, Inc., 80 Peterborough St., Map 245/ Lot 3.1, Zone: General Business.

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

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Presentation: Mr. Mike Shea

Appearance:

Mr. Shea is proposing to relocate the Dunkin Donuts drive thru window by moving it 40 feet closer to the front of the building. The move will allow Dunkin Donuts to operate more efficiently with one central staff serving customers. As a result of the move a drive-up queue for the menu board will be necessary and it is proposed to be constructed in the parking area adjacent to the drive-up window. Mr. Shea listened to the suggestions made at the preliminary meeting in June and as a result a curbed island defining the queue will be constructed. Landscaping will be in keeping with the other islands in the plaza.

For many years the neighboring bank had an ATM machine in the plaza parking lot which had access via a driveway between the bank and the ATM. The bank has decided that the ATM was no longer needed in that location and it has been removed. The driveway between the bank and the parking lot has also been closed off and will be loamed and seeded.

Member Grodin asked Mr. Shea if he had consulted with the Fire and Police Chief. He replied that to his knowledge there were no problems. Building Inspector Baron and Fire Chief Chamberlain confirmed that there were no problems.

Member Grodin asked if the menu board would be visible from the road. Mr. Shea did not believe so but he does plan to have vegetation to help screen it. Member Kresge asked if the sign would be turned off when they are closed. The owner of Dunkin Donuts, Mr. David Quinn nodded in agreement.

Chairman Merrell stated that he has an issue with the stop sign at the cross over portion of the queue; he does not believe it will alleviate the traffic problem. If the Fire Chief has no concerns he prefers that the fire lane be blocked off to cross traffic; doing this would also allow for an additional car in the queue.

Mr. Shea expressed a couple of concerns; one being that closing off the fire lane will push all of the Webster St. traffic to the front corner of the parking lot where vehicles will be heading for the queue; he anticipates a lot of congestion and more importantly there will be no perimeter access around the building in case of fire. He agrees that you cannot guarantee that everyone will obey the stop sign and not block the road however he feels his proposal is an improvement over the present set-up.

Member Grodin asked the Fire Chief for his comments. Chief Chamberlain stated that closing the fire land with curbing does not impact his access however having no curbing is a little bit better. The Chief understands the problem and suggested that maybe a small speed bump at the stop sign would encourage people to stop.

Member Doane asked if traffic from the queue would exit via Webster St. Mr. Shea explained that they will continue to exit as they currently do however a stop sign will be placed at the point where vehicles would enter into traffic. Member Doane asked how many cars will the queue hold. Mr. Shea stated that there will be three in line for pick-up along the side of the building, one at the proposed stop sign and the fifth car in line will be at the menu board. The queue could potentially hold three more cars for a total of eight.

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Member Doane asked if there would be any change in lighting or snow removal. Mr. Shea replied that additional lighting will not be necessary and he does not anticipate any problems regarding snow removal.

Building Inspector Baron asked what was planned for the existing “pick-up window” once it is closed. Mr. Shea stated that they will place bollards on either end of it.

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

3. PB 11-09; Teleflex, Inc., 50 Plantation Dr., Map 243/ Lot 29.1 & 30, Zone: Industrial.

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

Presentation: Mr. Rob Hitchcock

Appearance:

Teleflex is proposing an addition of approximately 5,500 square feet. The proposed building will encroach 17 feet into the side setback and will have a stack taller than the allowed 45 feet. Both variances have been obtained from the Zoning Board of Adjustment at the July 5, 2011 public hearing. There will be no new water or sewer lines, no new signage and no increase in noise or pollutants. There are currently 196 parking spaces and that will be adequate. As a result of the addition Teleflex will be hiring approximately 15 new employees per shift. As for landscaping, arborvitaes will be planted. New lighting will be limited to wall packs.

Mr. Hitchcock explained that Plantation Dr. was laid out about 10 years ago and although the town has maintained it a deed was never given over. In the next couple of weeks a deed will be prepared by an Attorney. The cul-du-sac however will remain under the ownership of Teleflex. Member Grodin suggested that a letter be written to the Selectmen making them aware of the situation. Chairman Merrell stated that he would write the letter.

Mr. Hitchcock stated that there has been a small revision to the plan. The plan submitted to the board shows an Isobar Storage Tank and Pad on the side of the building facing Plantation Dr. It was realized after the ZBA meeting that the tank would be considered a structure and would need a variance for the setback. So that the project could move forward the tank will be moved to the side of the building where there will be no issue.

Member McCarthy asked what new manufacturing process will be done in the addition. It was replied that it will be cap line extrusion and the chemicals used will be the same as what is being used now. They anticipate 3 to 4 barrels per month of solid waste.

Member Kresge asked for the capacity of the Isobar tank. Fire Chief Chamberlain answered that it holds 2,000 gallons and is double walled. It is an existing tank that will be relocated.

Chief Chamberlain asked Mr. Hitchcock if he knew anything about the proposed new electrical service for the addition. Mr. Hitchcock replied that he is aware of it but does not have any information. Chief Chamberlain asked that both he and the Building Inspector be kept informed as information becomes available.

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Chairman Merrell asked Mr. Hitchcock to go over the waiver requests. Requests for waivers from Existing Data #3, 5, 6 and 9 and Proposed Plan #9 were submitted in writing and reviewed by Mr. Hitchcock.

On a motion by Grodin, seconded by Doane all requests for waiver were granted.

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

4. PB 11-10; Millipore Corp., 11 Prescott Rd., Map 256/ Lot 1, Zone: Industrial.

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

Presentation: Gerry Blanchette, H.L. Turner Group

Appearance: Rob Jackson, General Manager Millipore

Millipore is proposing an addition of 84 parking spaces and a small pad area for an equalization tank for the waste water treatment system. The parking will be used to assist Millipore with their parking for additional employees hired at the beginning of the year. The lot itself will be made of a course pavement and traditional paving in the lane. It was also noted that the cul-du-sac on Eastwood Dr. is actually on Millipore's land; the issue will be corrected as part of this process.

Of the required 50 foot setback between the proposed parking lot and Eastwood Dr. 25 feet will remain wooded. Maple and Honey Locust trees will be planted on the open side and some of the gaps will have Forsythia and Lilac to help with screening.

Member McCarthy asked how many parking spaces there would be when the project is done. Mr. Blanchette estimated 510.

Member Grodin asked about snow storage. Mr. Blanchette stated that as much snow as possible will be stored around the perimeter of the parking lot; but snowfall from a big snow event it will have to be removed. This could have a temporary impact on parking. Chairman Merrell asked if chemicals will be used on the snow. As a rule chemicals will not be used on parking/roadway.

Member Deschenes asked if the tank was for storage before pumping into the municipal system. Mr. Blanchette explained that it's for dilution; basically it's a big water tank.

Mr. Bill Johnson is an abutter to Millipore and he has a concern about his well. His well is connected to one of Millipore's well and although he has not experienced any problems with availability of water Mr. Johnson is concerned that the proposed addition will cause a problem

Mr. Jackson replied that there are two aquifers that Millipore is pulling from on the site. They have plans to drill more wells in the other aquifer and they do not have any plans to draw from the one that is shared.

Ms. Carolyn Saari is an abutter on Eastwood Dr. She has concerns about property values, the promised sight barrier on Eastwood Dr. that is non-existent and the constant humming from Millipore.

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Mr. Jackson replied that there will be 3 ½ foot yews at the cul-du-sac between Eastwood Dr. and the parking lot. When asked how quickly yews grow it was determined that they are a slow growing variety. Member McCarthy feels that this is a vulnerable area and asked Mr. Jackson if any more could be done. Mr. Jackson stated that there is approximately an 8 foot elevation difference and he is trying not to impact the loam. There is a 2:1 slope with rip-raping for stability which limits the density of vegetation. He did offer additional plantings that would be faster growing; perhaps larger or more mature yews.

Member Doane how lighting will there be. Mr. Jackson stated there will be four single head light poles. Member Grodin informed the applicant of the town's ordinance regarding lighting; it cannot shine onto the roadway, up into the sky and it cannot intrude directly on any adjacent property.

Member Grodin asked Building Inspector Baron if he could visit the site with his sound meter. Inspector Baron stated that he has done this on several occasions and db wise it hardly changed at all but it is difficult to measure; it has to be absolutely still with all of the conditions the same. Chairman Merrell asked what might be the source of the noise. Mr. Jackson stated that they have clean rooms that operate 24/7 which would cause the air conditioning units to run. Inspector Baron added that he never proved or disproved that the noise was coming from the roof. Mr. Jackson noted that they have put up three sided shields around the units in an attempt to re-direct the noise.

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

PUBLIC HEARING – CONTINUED

None

DECISIONS

1. PB 11-08; Belletetes, Inc., 80 Peterborough St., Map 245/ Lot 3.1, Zone: General Business.

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

On a motion by Grodin, seconded by Doane the application proposing to amend a previously approved site plan was approved as presented and per testimony given subject to the following conditions: (7-0).

Conditions:

1. Per section 14.9.8 of the Zoning Ordinance a vegetative screening is to be placed in the curbed island high enough to meet the top of the menu board.
 2. Extend the island to the corner of the building.
2. PB 11-09; Teleflex, Inc., 50 Plantation Dr., Map 243/ Lot 29.1 & 30, Zone: Industrial.

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OTHER BUSINESS

Master Plan – Energy Chapter:

The Energy Committee has been approached by SWRPC to incorporate another chapter into the Master Plan which would be an energy chapter. There is grant money available and the Energy Committee would like to know if the board would be supportive and assign a member to act as a liaison on the project.

It was the feeling of the board that although they found it interesting there is already a slate of projects before them.

ADJOURNMENT

The meeting adjourned at 9:25 p.m.

Submitted:

Erlene Lemire
Recording Secretary

Attest:

Edward Merrell
Chairman, Jaffrey Planning Board