

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
August 9, 2011

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

Absent: Member Grodin

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

MEETING MINUTES APPROVAL

On a motion by Kresge, seconded by Doane, minutes of the June 14, 2011 were approved as submitted. (7-0)

On a motion by Kresge, seconded by Doane, minutes of the July 12, 2011 were approved as submitted. (7-0) Member MacIsaac abstained.

PRELIMINARY HEARING

None

CALL TO ORDER

Chairman Merrell called the public hearing to order at 7:30 p.m. Notice of public hearing PB 11-11 and PB 11-13 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 Grodin was not present. Member Despres would vote.

APPLICATION ACCEPTANCE

1. PB 11-11 Bruneau, Jonathan P & Wendy L, Bryant & Woodbury Hill Rd., Map 236/ Lot 1.2, Zone: Rural (without town water).

Minor Sub-division - The applicant proposes a three lot subdivision.

On a motion by McCarthy, seconded by MacIsaac the board agreed that the project was not one of regional impact. (7-0)

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

2. PB 11-13 Bradco Nine, LLC, 82 Fitzgerald Dr., Map 244/ Lot 29, Zone: Industrial

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

On a motion by Kresge, seconded by MacIsaac the board agreed that the project was not one of regional impact. (7-0)

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

PUBLIC HEARING – NEW

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1. PB 11-11 Bruneau, Jonathan P & Wendy L, Bryant & Woodbury Hill Rd., Map 236/ Lot 1.2, Zone: Rural (without town water).

Minor Sub-division - The applicant proposes a three lot subdivision.

Presentation: Rick Swanson

Appearance:

Mr. Swanson stated that Jon and Wendy Bruneau have owned the property for about 15 years and are now proposing a minor subdivision. Their intent is to sell two lots, a three acre and a five acre. They believe their plan is in keeping with the rural area, that it will have minimal impact and it can be developed within the regulations.

Chairman Merrell stated that the board received a letter from abutter Charles Parry who had an issue with two culverts that pass water from the Bruneau land under Bryant Road and onto his property. The concern is that any development could cause more water to flow through the culvert. Chairman Merrell asked Mr. Swanson if he was aware of this problem. Mr. Swanson stated that he knows where the culvert is but he is not aware of anything on the Bruneau property that is responsible for the drainage problem.

Building Inspector Baron asked Mr. Swanson if he had talked with the DPW regarding a driveway. Mr. Swanson relayed that he had and made reference to a letter in the file that stated that it needs to be approved at the time a building permit is requested. Inspector Baron stated that he had been to the Parry property and it appears to be lower than the Bruneau property so any run-off would flow in that direction.

Mr. Swanson asked the board if the issue is one that could hold up an approval or is it more a worry for the buyer. For the applicant time is of the essence.

Chairman Merrell felt a site visit would be advisable. Ms. Carr pointed out that since the state subdivision approval is still pending and necessary for final approval making a site visit would not create any additional delay.

Member Kresge asked what happens if they do a site visit and determine that there is a potential drainage issue. That doesn't make the lot unbuildable does it? Mr. Swanson felt the appropriate time to discuss this issue is when the buyer applies for a building permit. Inspector Baron disagrees; just as he needs the state approval prior to his issuing a permit a matter such as this should be resolved in advance of the application.

Chairman Merrell's feeling is that the board should visit the site along with the DPW and obtain their input. The board will make a site visit on Tuesday, August 23, 2011 at 5:00 p.m.

Mr. Richard Porter is an abutter on Woodbury Hill Rd. and he has a couple of concerns. One is the affect of increased traffic on a dirt road and secondly will the clear cutting that has taken place and the cutting that is going on create more of an issue with drainage.

Abutter Mr. Charles Parry reiterated his concerns that were submitted in a letter to the board. He also stated that he walked the subject property and found there is standing water and what looks to be a year round muddy area.

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

2. PB 11-13 Bradco Nine, LLC, 82 Fitzgerald Dr., Map 244/ Lot 29, Zone: Industrial

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

Presentation: Jack Bradshaw

Appearance:

There are two prospective tenants, Pulse Fitness; a woman's fitness facility and Terrapin Glass Blowing which will offer classes.

Mr. Bradshaw stated that he spoke with the DPW Director regarding their comments in which they requested that the owner update the sewer use application for the building reflecting any changes in wastewater prior to occupancy. Mr. Bradshaw stated there will be no addition to the wastewater discharge. The only wastewater in the building is the existing toilets and they will not be changed by either of the two new tenants. It was requested that Mr. Bradshaw complete a form for the DPW files and he has agreed to do that. The other question raised by the DPW was regarding parking. Mr. Bradshaw stated that he has eighty lined parking spaces. There is another area of pavement that has been used for trucks and trailers and if needed it could be used for additional parking.

Chairman Merrell asked if the allotted spaces would be sufficient. Mr. Bradshaw stated that the largest number to date at the fitness center has been 32 people. As for the rest of the building the number of rest rooms is more than adequate and at the request of the Fire Chief heat detectors will be installed in the glass blowing area and tied into the existing alarm system. The building is sprinkled. Chairman Merrell asked Fire Chief Chamberlain if he was satisfied. Chief Chamberlain stated that the applicant has agreed to meet all the requirements.

Member Deschenes asked if the hours of operations have been set for both businesses. Ms. Cathy Garland from Pulse stated that she holds classes Monday through Thursday, 4:30 to 8:00 p.m. and Saturday mornings. At some point she may hold morning classes and she plans to have a dance class that will go until 9:30 p.m. Member Deschenes mentioned that it may be easier to ask for extended hours now rather than come back should she expand her classes.

Mr. Bradshaw stated that the owners of Terrapin Glass are out of town this week however he does know that their operation is limited to week days; 9:00 am to 5:00 pm. and possibly Saturdays.

Member Doane asked if there would be any changes to the exterior lights. It was stated that the only change will be the addition of one exterior light at the exit from the platform. It will be on a switch and downcast.

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

PUBLIC HEARING – CONTINUED

3. 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.

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Presentation: Ed Rogers

Appearance:

Selectmen's Representative MacIsaac recused himself. Member Moore would vote.

A site walk was conducted on July 26th. As requested the applicant marked out the area to be expanded.

Following the July meeting Mr. Rogers stated that he spoke with Dr. Jun regarding the number of parking spaces and asked if she planned to add to her staff. Although they will be adding two chairs it is not her plan to add any employees. The additional chairs will help cut down on patient wait time and the number of parking spaces should be sufficient.

Member Doane asked if Dr. Jun would be amenable to trimming the bushes around the business sign as they seem to block the view. Mr. Rogers felt it would not be an issue.

The board thanked Mr. Rogers for setting up the markers for their site visit; they felt it was very helpful.

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

DECISIONS

2. PB 11-13 Bradco Nine, LLC, 82 Fitzgerald Dr., Map 244/ Lot 29, Zone: Industrial

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

On a motion by McCarthy, seconded by Despres the application proposing to amend a previously approved site plan was approved as presented and per testimony given. (7-0).

3. 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 Doane, seconded by Deschenes the application proposing to amend a previously approved site plan was approved as presented and per testimony given subject to the following condition. (7-0).

Condition:

1. Yews will be trimmed back to improve sight distance.

OTHER BUSINESS

Check list for minor site plan review –

Ms. Carr asked the board if they would be interested in developing a check list for minor site plan review or modifying the check list to address minor site plans where it's just a change of use in a building. This would help to eliminate all the unnecessary requests for waiver. Ms. Carr would be willing to work with a board member to develop this.

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Recording of site plans –

The Registry is typically not happy with a site plan because the plan is too busy however the letter of decision should be recorded at the registry in order to assure the project has developed in accordance with what the planning board has approved. Moving forward Ms. Carr recommends that all site plan decisions be recorded.

ADJOURNMENT

The meeting adjourned at 9:03 p.m.

Submitted:

Anita Chambers
Recording Secretary

Attest:

Edward Merrell
Chairman, Jaffrey Planning Board