

**DRAFT  
TOWN OF JAFFREY  
Jaffrey, New Hampshire  
PLANNING BOARD  
Meeting Minutes  
September 13, 2011**

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

**Absent:** Members Despres and Doane

**Staff:** Recording Secretary Lemire

**MEETING MINUTES APPROVAL**

On a motion by Kresge, seconded by Moore, the July 26, 2011 minutes were approved as submitted. (5-0)

On a motion by Kresge, seconded by Moore, the August 9, 2011 minutes were approved as amended. (7-0).

On a motion by Kresge, seconded by Moore, the September 7, 2011 minutes were approved as submitted. (7-0).

**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, PB 11-14 and PB 11-15 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 Doane was not present. Member Moore would vote.

**APPLICATION ACCEPTANCE**

1. PB 11-14; 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.

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

On a motion by MacIsaac, seconded by McCarthy the application proposing a lot line adjustment was accepted. (6-0) Member Grodin recused himself.

2. PB 11-15; Scanlan, Kevin, 10 Turnpike Rd., Map 239 / Lot 105, Zone: General Business

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

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

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

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**PUBLIC HEARING – NEW**

1. PB 11-14; 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.

Presentation: Marc Tieger

Appearance: William Driscoll

On a motion by McCarthy, seconded by Kresge the board accepted the applicants request for waiver to item 7 (full perimeter survey). (6-0) Member Grodin recused himself.

Mr. Driscoll's home is on a 19 acre parcel and he is proposing a two lot subdivision. The house lot will consist of 15 acres and the land only parcel will consist of 4 acres. Mr. Tieger reminded the board that in 1988 the Planning Board had deemed the land unbuildable, most likely due to wetland in the low line area. At a preliminary meeting on April 12, 2011 he asked the board if they would entertain a subdivision if a Wetland Scientist would give a favorable opinion that any or all of the property was buildable. The board agreed and Mr. Driscoll contacted Mr. Scott Hagstrom of Monadnock Septic Design. The property was thought to be buildable and an application for subdivision was applied for with the State and granted. A copy of the approval was submitted for the record.

Reviewing the setback requirements for the well and the septic areas Chairman Merrell asked where they planned to place the house. Mr. Tieger stated that it would be up to whoever buys the lot. Chairman Merrell made a rough calculation on the plan and determined that although it will be a tight fit the lot is able to support a house.

Abutters Susan and Charles Fletcher expressed concern about the wetlands and the impact a house may have. Mr. Fletcher is not opposed to progress but feels this will take away from the appeal of the neighborhood.

Mrs. June LaRou asked to be shown where the building envelop is on the property. Mrs. Kopp will be a direct abutter and she was also concerned with how close the home would be to her property line. Mr. Tieger identified the location sketched by Chairman Merrell. Mr. Driscoll added that the most likely spot will be on the knoll.

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

2. PB 11-15; Scanlan, Kevin, 10 Turnpike Rd., Map 239 / Lot 105, Zone: General Business

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

Presentation: Marc Tieger

Appearance: Kevin Scanlan

Mr. Scanlan has purchased and renovated the former O'Brien's restaurant. His proposal is to convert the downstairs of the restaurant portion into an insurance office and the second floor into a one or two

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bedroom apartment. The attached living quarters will remain as two apartments with two or three bedrooms each. According to the plan submitted there will be seven parking spaces on site designated for the apartments along with three areas for snow storage. Office employees will park at the municipal lot on Blake St. Per an agreement in 1998 between the Planning Board and Rite-Aid at the time of their site plan there will be a limited number of parking spaces in the Rite-Aid parking lot fronting Main St. that will be available for public parking.

Member Grodin asked about parking for tenants. Mr. Tieger stated there are seven on site spaces allocated for the apartments and the number of spaces will be equal to the number of bedrooms; one space per bedroom. As for employees they will park at either the municipal lot on Blake St. or in the allocated spaces at Rite-Aid. It was noted to the board that a letter from the owner of Daffodils, Mardi Poliquin, was in the file and although there is not a copy of the agreement she speaks to the parking agreement. Member Grodin suggested that a copy of the documentation allowing public parking in the Rite-Aid lot be placed in the file. Selectmen's Representative MacIsaac recalled the recent issues that came about from cars using both the Rite-Aid and Blake St. lots for overnight parking during the winter months when snow removal was taking place. It is important that ample on-site, over night parking be provided for the apartments. Member Moore asked if the parking spaces will be striped. Mr. Tieger indicated that they would.

Member Deschenes asked if there would be only one entrance to the apartment over the office space. Mr. Tieger replied that there would be one access however there will be another means of egress and that will be in the front, over the roof and down. Member Grodin asked if the Fire Chief had looked at the proposal and Mr. Tieger replied yes. Chairman Merrell noted that comments regarding the application from the Fire Chief were missing. The board would like his comments regarding life and safety.

Member Grodin asked if there would be any changes to the exterior lighting. Mr. Tieger did not believe so.

The written request for waivers was acknowledged by the board.

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

**PUBLIC HEARING – CONTINUED**

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: Jonathan Bruneau

Appearance:

The application was originally before the board at the August 9, 2011 public hearing. At that time the applicant had not obtained subdivision approval from the State and because of drainage concerns raised by an abutter the board chose to make a site visit on August 23, 2011 at 5:00 p.m.

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Mr. Bruneau reminded the board of his proposal and provided a copy of the State approval. Chairman Merrell added that the site visit to view the terrain and culverts was made and the board is satisfied that it was okay.

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

**DECISIONS**

1. PB 11-14; 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.

On a motion by McCarthy, seconded by Deschenes the application proposing a two lot subdivision was approved as presented and per testimony given subject to the following condition. (6-0). Member Grodin recused himself.

Condition:

1. Boundary markers to be added.

2. PB 11-15; Scanlan, Kevin, 10 Turnpike Rd., Map 239 / Lot 105, Zone: General Business

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

On a motion by McCarthy, seconded by Grodin 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. Obtain comments from Fire Chief regarding Life & Safety codes with regard to second floor egress.
2. All required parking (overnight) is on-site.
3. Rite-Aid document allowing public parking in designated spaces to be part of the file.
4. Per the DPW, existing grease trap (used by previous restaurant) is to be removed.
5. No parking on Turnpike or Stratton Road

3. 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 Grodin, seconded by McCarthy the application proposing a three lot subdivision was approved as presented and per testimony subject to the following condition. (7-0).

Condition:

1. Pins are to be set

**OTHER BUSINESS**

None

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**ADJOURNMENT**

The meeting adjourned at 8:18 p.m.

Submitted:

Erlene Lemire  
Recording Secretary

Attest:

Edward Merrell  
Chairman, Jaffrey Planning Board