

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**December 11, 2012**

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

**Absent:** Member Grodin

**Staff:** JoAnne Carr, Director of Planning and Economic Development

**MEETING MINUTES APPROVAL**

On a motion by Kresge, seconded by Doane the minutes of the November 13, 2012 meeting was approved as amended. (7-0)

**PRELIMINARY HEARING**

Seth Avery – Ridgecrest / Pinecrest (Desrosiers property), potential auto repair

Mr. Marc Tieger is representing Mr. Avery who is considering the purchase of the Desrosiers property near the corner of Ridgecrest and Pinecrest. There are three separate parcels with three separate deeds and three separate assessments. Mr. Tieger stated that presently on the parcels is a large green building referred to as a garage, a large two family house which is not completely visible and a small white house. The property is in the General Business district and in the 1940's was used as a garage/warehouse by Mr. Roland Desrosiers and his parents resided on the property before him.

Mr. Avery is a self employed mechanic and is interested in using the property as it has been. Mr. Tieger stated that any mechanical work would be done inside the building, no body work on the property; hours of operation would be Monday through Friday 8:00 a.m. to 5:00 p.m. and he does not plan any exterior changes outside of normal maintenance. He does not advertise his business; it comes by word of mouth therefore signage would not be necessary. It is anticipated that the loudest noise would come from the use of impact equipment used for such things as changing tires. The scope of the work is limited to general mechanical repairs.

As for the residential property it is Mr. Avery's intent to reside in the two family house, rehab the smaller house for rental purposes and work out of the garage/warehouse.

Chairman Merrell stated that one of the problems with an auto repair shop is that they are not attractive. Mr. Avery stated that the handful of cars being worked would be parked out back. There would be no unregistered vehicles parked on the property. Mr. Tieger added that it is a one person operation so traffic from the business would be very limited.

Member Moore asked when Mr. Roland Desrosiers passed away. His son, Rand Desrosiers stated that it was in February of 2010. However for eight to ten months after they were still going in and out of the warehouse.

In summary Selectmen's Representative MacIsaac stated that it is an allowed use and is not a change of use so what is the question? Mr. Tieger stated that the property is non-residential and has never undergone site plan.

JoAnne Carr, Director of Planning and Economic Development asked what the plan was for handling oil or any other potentially hazardous waste. Mr. Avery explained that he plans to store it inside in a 55 gallon drum and have someone remove it. Member Kresge asked if the building had any floor drains. Mr.

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Avery did not believe so. Mr. Carr asked if it is paved where the cars will be parked. Mr. Avery stated that it is paved.

Member Kresge asked if the property is on sewer. Mr. Tieger stated that town water comes off of the small white house but there is no sewer.

Member Kresge feels that given the history a site plan application would be appropriate.

Doni Ashe – 4 Stratton Rd.

Prior to the presentation Chairman Merrell stated that this is not a change of use and therefore site plan is not required. The presentation is strictly for the board's information.

Mr. Ashe has purchased 4 Stratton Rd. and until recently it was the location for Merry Berry. He presently owns an establishment in Keene where they offer a pub menu and a little bit of week-end entertainment ranging from jazz to rock and roll. Jaffrey will be similar to the Keene business serving beer, wine and spirits.

Mr. Ashe stated that his sign permit is ready to submit and proceeded to review his plan for the interior renovation. Prior to his ownership the building was divided in two to accommodate two businesses. The new floor plan is to remove the dividing wall for which a contractor and Dave Chamberlain will be consulted. There are ten parking spots either on or in close proximity to the property in addition to the municipal lot across the street. The lighting will not change and the hours of operation could eventually be reduced depending on business. They are not a sports bar. However they will have TV's and will be showing the Sunday and Monday night football games. Anticipated closing on Sunday is 11:00 p.m. and week-end hours are expected to be mid-night if not 1:00 a.m. At the Keene establishment they do a lot of charity events and plan to do the same in Jaffrey working with the Chamber and Team Jaffrey. Mr. Ashe would like to turn in his permits as soon as possible so he can begin the renovations.

Chairman Merrell asked about the right-of-way. Ms. Carr stated that she contacted the person who did the title search but never received a call back. It appears that the subject property line does not extend that far back. Chris Peahl, owner of the abutting Depot building, has expressed concern over parking and he informed Ms. Carr of the right-of-way. A plan that says "right-of-way" was found but there is no deed and no narrative of what that is. Other information from the 90's was found that said ten parking spaces within the area shown as the easement were reserved for the former "Butler" boarding house, now Hill Insurance. Ms. Carr stated that she saw nothing in the Registry of Deeds that reserves the right to Peahl or Ashe. What this means is that traffic can navigate around the rear of the building but it cannot be blocked. There was also concern about the on-street parking on Blake St. Mr. Ashe stated that he will be using the one spot on the side of his building as did the owner of Merry Berry.

Member Kresge asked about the process for acquiring a liquor license. Ms. Carr stated that as part of the process they will need the recommendation from the Selectmen.

Member Moore asked if the State dictates egress. Ms. Carr replied that the State does dictate egress and that she, Building Inspector Baron and Fire Chief Chamberlain met with Mr. Ashe to go over code issues including the maximum number of people allowed. Chairman Merrell asked for the maximum capacity. It appears there are still unanswered questions regarding seating and egress that will determine the maximum capacity. Based on his Keene establishment Mr. Ashe does not desire more than sixty or sixty-five people.

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Selectmen's Representative MacIsaac stated that he has heard both favorable and non-favorable comments from residents regarding the proposed business. The message is they would hate to have it become a college hang out where people are hanging around outside smoking and then after a few drinks rolling out at closing time. This is not the image of Jaffrey but if it's the only bar in town? Mr. Ashe replied that he is aware of this and in Keene there are a few police officers who frequent the bar either as an off duty customer or as an Officer doing a walk through. Mr. Ashe stated that it all starts with him and he feels he runs a pretty tight ship making sure his employees attend the State training classes on checking ID's, how to cut someone off and not over serve. Two of the Keene Managers will be helping out part-time in Jaffrey.

Member Moore asked if there was a plan for people smoking outside the building. Mr. Ashe understands the issue raised and will try to designate an area around the corner; perhaps out of view from the traffic.

**CALL TO ORDER**

Chairman Merrell called the public hearing to order at 7:30 p.m. Member Moore would vote.

Member Merrell stated that at the November 13, 2012 meeting the Park Theatre application was continued to the December 11, 2012 meeting. On behalf of the theatre a letter was submitted by the Project Engineer, Tucker McCarthy requesting that it be continued to the next available meeting in January.

On a motion by Kresge, seconded by Doane the board continued the hearing to the January 8, 2013 meeting at 7:00 p.m. (7-0)

**APPLICATION ACCEPTANCE**

None

**PUBLIC HEARING – NEW**

None

**PUBLIC HEARING – CONTINUED**

None

**DECISIONS**

None

**OTHER BUSINESS**

**Impact Fees – Update**

Ms. Carr stated that they will do this in two steps – first the ordinance and then the fee schedule. Ms. Carr distributed for review a draft document that is a combination of the edited original document and some of the components of the model ordinance. The goal is to review and amend as necessary and move it to public hearing on January 8, 2013. This would be the only public hearing on it prior to town meeting.

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The board reviewed the document with Ms. Carr and suggested changes were noted.

On a motion by Doane, seconded by MacIsaac the board voted to take the ordinance to public hearing in January.

- Member McCarthy will be resigning from the Planning Board at the end of her term, March 2013.
- Building Inspector Dave Baron will be retiring effective December 12, 2013.
- This meeting is Member Doane's last meeting.

**ADJOURNMENT**

The meeting adjourned at 9:00 p.m.

Submitted:

Erlene Lemire  
Recording Secretary

Attest:

Edward Merrell  
Chairman, Jaffrey Planning Board