

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 14, 2012

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

Absent: Member Grodin

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

MEETING MINUTES APPROVAL

On a motion by Doane, seconded by MacIsaac the minutes of the January 10, 2012 meeting were approved as amended. (7-0)

On a motion by Doane, seconded by MacIsaac the minutes of the January 24, 2012 meeting were approved as amended. (7-0)

PRELIMINARY HEARING

None

CALL TO ORDER

Chairman Merrell called the public hearing to order at 7:00 p.m. Notice of public hearing PB 12-02 was 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 for Member Grodin.

APPLICATION ACCEPTANCE

1. PB 12-02 Teleflex Medical, Map 243/ Lots 30 & 29.1, Zone: Industrial

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

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

PUBLIC HEARING – NEW

1. PB 12-02 Teleflex Medical, Map 243/ Lots 30 & 29.1, Zone: Industrial

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

Presentation: Rob Hitchcock

Appearance:

Prior to the presentation Chairman Merrell addressed the January 30, 2012 comments submitted by DPW Director Randy Heglin, specifically TFX walking roughshot over Jaffrey's rules. Chairman Merrell stated that he hopes this is taken into advisement. Mr. Hitchcock explained that he was unaware that Jaffrey had a permit process for a new water line and he had not gone to the DPW in advance. As soon as this was brought to his attention he met with Doug Starr at the DPW. Since that time DPW staff has inspected the work that was done. The comments also noted that the back fill was not very good. Mr. Hitchcock stated that it is base pavement and he assumes that Mr. Heglin saw the

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 14, 2012

one inch drop from finished pavement to base pavement. The comments also stated that the electrical had been dug in; according to Mr. Hitchcock this has not yet been done but it should happen in the spring. Mr. Hitchcock assumed full responsibility for the oversights.

Mr. Hitchcock began his presentation stating that this application is for additional parking. He does recall at the last meeting saying that parking would be sufficient. However TFX re-evaluated their priorities and realized they would need additional parking to accommodate shift changes and keep the employees from parking on the roadway. Of the additional parking spaces being requested seven will be allocated to ADA. The DPW Director was consulted regarding the comprehensive storm water management plan and any issues noted in his comments have been resolved or are in process.

Chairman Merrell asked if there was a plan for the trailers. TFX is asking for more parking spaces yet the trailers remain. Mr. Hitchcock recalled talking about them at a prior meeting and stating that they were going away. At this time he is not aware of the plan for the trailers and agreed that they are taking up about eight or ten spaces.

Selectmen's Representative MacIsaac asked about snow storage. Mr. Hitchcock referred to the plan adding that storage should not be an issue.

Member Doane asked what the parking lots will be treated with and where will the run off flow to? Mr. Hitchcock stated that run-off that gets into the catch basins will go across the street and into the valley. What does not get into the catch basins will go to the woods. What is being used to treat the parking lots with is unknown however if it is important to the board that a non-salt treatment be used he will relay that message to Teleflex. Member Doane asked about lighting. Mr. Hitchcock replied that there will be no new lighting.

Mr. Hitchcock and the board reviewed the request for waivers.

Selectmen's Representative MacIsaac asked how the deed for the road fit into the decision. Ms. Jo Anne Carr stated that when the original subdivision was done the intent was to transfer ownership of Plantation Drive to the Town but the deed was never transferred. The final iteration of the deed is in process.

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

DECISIONS

1. PB 12-02 Teleflex Medical, Map 243/ Lots 30 & 29.1, Zone: Industrial

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

On a motion by Kresge, seconded by McCarthy the board voted to amend a previously approved site plan as presented and per testimony given subject to the following conditions: (7-0)

Condition Precedent:

Plan regarding limited salt use
Maintenance plan for catch basins and swale
Deed for Plantation Drive

**TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 14, 2012**

Condition Subsequent:

As built plan to be received prior to issuance of the Certificate of Occupancy

OTHER BUSINESS

Site plan Regulations – At the January public hearing a new Standards of Performance (Section VIII of the Site Plan Regulations) was adopted for an Industrial lot on Prescott Road owned by Millipore. At that time the board expressed a desire to adopt the revised Section VIII for all industrial districts. Ms. Carr prepared a copy of the document showing all of the strike out's and additions. The intent is for the board to review the document between now and the March 14 meeting. Ms. Carr will produce a water head protection area map for the March meeting and the board will discuss it. If agreed it will move forward to a public hearing in April.

ADJOURNMENT

The meeting adjourned at 8:06 p.m.

Submitted:

Erlene Lemire
Recording Secretary

Attest:

Edward Merrell
Chairman, Jaffrey Planning Board