

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
July 10, 2012

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

Absent: Members Kresge and McCarthy

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

MEETING MINUTES APPROVAL

On a motion by MacIsaac, seconded by Doane the minutes of the June 12, 2012 meeting were approved as submitted. (6-0)

CALL TO ORDER

Chairman Merrell called the public hearing to order at 7:00 p.m. Notice of public hearing PB 12-06 and PB 12-10 was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen. Members Despres and Moore would vote.

APPLICATION ACCEPTANCE

1. PB 12-10 Walker, Rachel, 42 Nutting Rd., Map 238/ Lot 242 Zone: Residence A (with town water)

Technical Sub-division - The applicant proposes a lot line adjustment.

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

On a motion by Doane seconded by Deschenes the board determined that the application was not one of regional impact. (7-0)

2. PB 12-06 Walker, Steve, 445 Squantum Rd. (property of Maple Mills), Map 257/ Lot 12.3 Zone: Industrial

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

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

On a motion by MacIsaac, seconded by Doane the board determined that the application was not one of regional impact. (7-0)

PUBLIC HEARING – NEW

1. PB 12-10 Walker, Rachel, 42 Nutting Rd., Map 238/ Lot 242 Zone: Residence A (with town water)

Technical Sub-division - The applicant proposes a lot line adjustment.

Presentation: Torrey Walker

Appearance: Nelson Hartwell

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Mr. Walker is presenting the application on behalf of his daughter, Rachel. Ms. Walker owns 42 Nutting Road which consists of 1.15 acres; the minimum lot size in this district is .46 acres. She is proposing a lot line adjustment which would transfer .20 acres to Mr. Hartwell. No new lots will be created and no lot will become non-conforming if approved.

Mr. Hartwell stated that all pins have been set.

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

2. PB 12-06 Walker, Steve, 445 Squantum Rd. (property of Maple Mills), Map 257/ Lot 12.3 Zone: Industrial

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

Presentation: Mark Froling

Appearance:

Mr Froling presented the application on behalf of Steve Walker who is proposing to change the use of Unit #2 from cold storage to a welding and metal fabrication shop.

Member Grodin raised a concern with noise. The weld shop is expected to be half the size of the present BES shop located approximately five hundred feet away. To aid in containing any noise it will be well insulated although some grinding noise is anticipated.

Member Grodin asked if there was an exhaust system. It was explained that there are now dust collectors that recirculate the air to pull dust out. They are used primarily to circulate the air.

Exterior lighting will be installed at each exterior door and overhead doors for personnel safety and all exterior lighting will be down-cast for the immediate areas around the exits.

Ron Labonte, an abutter, asked how many employees. There will be two fulltime, three part-time and the owner. Mr. Labonte also expressed concern about the entrance and the winter road conditions on the hill and corner.

Mr Grodin asked that the Board of Selectmen look at the road issue and the Building Inspector monitor the noise.

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

3. To consider changes to Site Plan Regulations

Section VIII, Standards of Performance

JoAnne Carr made the presentation to the Board stating that the proposal is the same standards of performance that was developed by Attorney Uchida for Millipore. Copies of what is being proposed were distributed to the board.

Several members questioned the "Frequency" definition and what it means. Ms. Carr will do some research to better define "frequency".

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Ms. Carr had previously asked the board what they wanted to protect town wide. A groundwater protection map was distributed along with a table showing a list of all the Public Water Supplies. The table is split in two parts. The first nine are active supplies and community systems; the second part are active supplies but are non-community systems, meaning they only serve a transient population. If you have a bacteria hit it probably only concerns the people there that day. The question is – does the board want to protect future water supplies or do you want to limit your protection zones just to the blue delineated areas on the map. This is important because when people come in for site plan review you will have the set of questions related to ground water protection to ask them.

Chairman Merrell suggested that the board proceeds with the public hearing with the understanding that they want to protect the aquifer and well head protection zones; which is all of the tan areas on the map.

Regarding the map and section F of the Groundwater Protection area Selectmen’s Representative MacIsaac asked if the Town (DPW) complies. Ms. Carr replied asked if they store uncovered salt. Member Deschenes replied that they have a salt/sand mixture. Selectmen’s Representative MacIsaac asked if the snow picked-up in town is dumped at the airport. There was no verification by the board however several members did say they believe snow is dumped behind the barn on Nutting Rd. owned by Bruce Coll.

Referring back to the earlier question if the town complies, Member Moore asked if the word prohibited could be changed to something softer. Ms. Carr commented that she is concerned with applying section F town wide because it prohibits so many activities. She along with Selectmen’s Representative MacIsaac suggested beefing up section G and dropping section F. In section G Chairman Merrell suggested using “regulated substances” in place of “specifically prohibited”. Member Moore asked if the mention of RSA 147-A and 149-M in section F refer to anything specific.

Continuing with the review Ms. Carr stated that the section on Odors is exactly the same as Millipore, it did not change.

Chairman Merrell suggested that instead of acting on this tonight that they continue to August 14. Ms. Carr was asked to re-visit sections F and G with focus on replacing the word prohibit and make it a list of things that might preclude something that is a problem. Selectmen’s Representative MacIsaac added the change from AP (aquifer protection) to GP.

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

PUBLIC HEARING – CONTINUED

None

DECISIONS

1. PB 12-10 Walker, Rachel, 42 Nutting Rd., Map 238/ Lot 242 Zone: Residence A (with town water)

Technical Sub-division - The applicant proposes a lot line adjustment.

On a motion by Grodin, seconded by Doane the application proposing a lot line adjustment was approved as presented and per testimony given. (7-0)

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2. PB 12-06 Walker, Steve, 445 Squantum Rd. (property of Maple Mills), Map 257/ Lot 12.3 Zone: Industrial

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

OTHER BUSINESS

Class VI Roads .Joanne Carr did some research and found in the 1990's the Selectmen adopted a policy of no building on Class VI Roads. If someone wants to build or subdivide on a Class VI Road they have to come to Town Meeting, propose to have the road upgraded to a Class V Road, be accepted by Town Meeting and then proceed with building or subdivision proposals.

Member Grodin stated the State Law has clear regulations governing Class VI Roads. Joanne stated the Town has the authority to determine whether to issue a permit and to accept or deny a subdivision on a Class VI road.

Member Doane asked why we are looking at this as a policy rather than an ordinance. He is concerned that as a policy as Boards change so will policies. After further discussion Member Doane offered to look at the files to see how they can proceed to resolve the issue.

ADJOURNMENT

The meeting adjourned at 8:38 p.m.

Submitted:

Erlene Lemire
Recording Secretary

Attest:

Edward Merrell
Chairman, Jaffrey Planning Board