

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
November 13, 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, Fire Chief David Chamberlain

MEETING MINUTES APPROVAL

On a motion by Doane, seconded by MacIsaac the minutes of the October 9, 2012 meeting were approved as submitted. (7-0)

PRELIMINARY HEARING

Wally Tyler, Bible Conference

The Bible Conference is considering amending their site plan to include skeet shooting. It would be an activity for guests only and would be controlled by the Bible Conference. Shot guns would be used and guests would not be allowed to bring their own fire arms. The activity would be during the day time and limited to a maximum of three hours at one time. The location will be 1,000 + feet away from Dublin road in the field across from the office. Mr. Tyler did say that he is a Range Safety Officer.

Director of Planning and Economic Development Jo Anne Carr asked if it was in the mountain zone and if so a special exception would be required. It was determined that the mountain zone extends 500 feet from the road into the property. Mr. Tyler feels that the location will be further than 500 feet but he will get the exact measurement.

Member Doane asked if the disks will be hand or machine thrown. Mr. Tyler stated that they have a machine and there will be a platform for standing on for safety purposes. There are two trees that will be marked for the path of the gun.

Chairman Merrell requested that the hours of operation be stipulated so that the neighbors will know what to expect. Member Moore requested proximity to abutters.

Chairman Merrell asked for the background beyond the trees. Mr. Tyler stated that it is more trees. Using a GPS they walked to the nearest property line and it was over 1,000 feet.

Brother Andre' Waller – Takoa Missions

Brother Andre' Waller is representing Takoa Missions and they are interested in purchasing 53 Chadwick Road. Takoa is a 501 3C missionary training school and they take young people out of the inner city for one year, bring them to the school and teach them how to do practical trades such as wood working, auto mechanics and agricultural as well as teaching Bible. Community service/outreach programs are part of their experience at the school.

This is not a school for children with problems but for those who are interested in making a difference in their life. What is desirable about the property is the location; it is quiet. They are presently renting property in Harrisville but they would like to acquire something of their own.

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They have been given some buildings that they would put on the property but need guidance on how to precede. Member Doane asked what type of buildings. Brother Andre' stated they have a 1,500 sf log cabin kit, two 4,400 sf log cabin kits and two mobile class rooms.

Selectmen's Representative MacIsaac stated that one previous issue with this location was having the infrastructure support the use; particularly the road. How many students would there be? Brother Andre' replied that they prefer a maximum of thirty year round students which allows them to maintain a family atmosphere. On occasion during the summer they have hosted a larger group (50-70 people) for a short period of time (21-30 days).

Chairman Merrell stated that they would need to follow the site plan regulations and he suggested talking with the Director of Planning, Jo Anne Carr. Member Kresge questioned if he would need a special exception from the Zoning Board of Adjustment from section 4.3.1. Ms. Carr felt it would more likely fall under section 3.1.6 (churches, parish houses, religious schools). Brother Andre' explained that it is presently structured so that the young people live on the campus with a couple of the staff. There are classes like a regular school and they receive grades. Ms. Carr offered to pass the question by Town Counsel.

Ms. Carr mentioned the road. Brother Andre' stated that he has been to the site and is aware of the roads condition. Member Deschenes asked if the students would remain at the property or is there a bus that would take them back and forth all the time. Brother Andre' replied that the students stay primarily on site and there is no bus. If they go anywhere they use mini vans or cars.

Chairman Merrell suggested that he meet with the Planner, Jo Anne Carr for further direction on how to proceed.

CALL TO ORDER

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

APPLICATION ACCEPTANCE

1. PB 12-15 The Park Theatre, 6 River St. & 19 Main St., Map 238/ Lots 14 & 16, Zone: General Business

Major Site Plan - The applicant proposes to raze the building for construction staging and future parking lot on lot 14 and renovate/reconstruct the Park Theatre building on lot 16.

Chairman Merrell stated that he is the Chair for the mural committee for the Park Theatre however he does not feel it will interfere with his ability to make a decision regarding this project. Unless objected by the board he will not recuse himself. There were no objections.

Member Doane stated for the record that he is a past board member of the Park Theatre and does not feel it necessary to recuse himself.

On a motion by McCarthy, seconded by Doane the board voted that the project is not one of regional impact. (7-0)

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Planner, Jo Anne Carr informed the board that the application was reviewed by the committee and they feel it is sufficiently complete. One issue is the \$250.00 outstanding balance for the application fee. Mr. Jack Belletete stated that he would make sure it is taken care of. Selectmen's Representative MacIsaac asked for a summary of what sufficiently complete means. Ms. Carr referred to her plan review notes which are distributed to the board and the applicant. Outstanding items listed are: 1) hazardous material assessment as referenced in the general notes must be prepared by a qualified firm and notification to DES air Resources Div. may be required prior to the start of interior abatement work, 2) waiver request for the size, shape and location of existing structures within 200 feet, 3) the height and proposed location of the structure with respect to the second floor, 4) staff raised a concern about the parking area in terms of turn radii and the existing footprint of the parking spaces and the pedestrian access, 5) it is unclear if any other State permits are necessary with respect to the demolition and mitigation of hazardous materials. In the interest of moving the project along the committee felt it was sufficiently complete to consider the project.

Selectmen's Representative MacIsaac raised the question because the review notes address the issues; the notes were distributed prior to the meeting yet the information is still missing.

Mr. Kevan replied that at the previous meeting the waiver was discussed and he thought the board had agreed they would support the waiver request.

On a motion by Doane, seconded by McCarthy the board accepted the application to raze the building for construction staging and future parking lot on lot 14 and renovate/reconstruct the Park Theatre building on lot 16. (6-1) Roll call – Ayes: Merrell, Deschenes, Doane, Moore, McCarthy and Kresge. Nays: MacIsaac.

2. PB 12-14 Zaremba Program Development, LLC (property of Tabor c/o Murray), 95 Peterborough St., Map 245/ Lot 103, Zone: General Business

Major Site Plan - The applicant proposes a 9,100 square foot retail store and associated access and parking improvements.

On a motion by Moore, seconded by Despres the board determined that the application is not one of regional impact. (Member Doane was not present at the time of the vote. Member Despres voted.)

On a motion by McCarthy, seconded by Despres the board accepted the application proposing a 9,100 square foot retail store and associated access and parking improvements. (Member Doane was not present at the time of the vote. Member Despres voted.)

PUBLIC HEARING – NEW

1. PB 12-15 The Park Theatre, 6 River St. & 19 Main St., Map 238/ Lots 14 & 16, Zone: General Business

Major Site Plan - The applicant proposes to raze the building for construction staging and future parking lot on lot 14 and renovate/reconstruct the Park Theatre building on lot 16.

Presentation: Jeff Kevan, TF Moran

Appearance: Jack Belletete

Mr. Kevan stated that the project includes two parcels. Lot 16 is the Park Theatre and lot 14 is on River St. where Stan's Barber Shop was. Because the site is tight for space lot 14 will be used as a lay

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down area once the building is demolished. A copy of the draft Temporary Construction Easement has been submitted and it will allow them access around the building during construction.

The proposal at this time is to remove and reconstruct the front portion of the theatre building and renovate the back half. The front face of the building and the sidewalk are on the DOT right of way so as part of the street cut permit for the DOT they will have to work out the details; they will also be replacing sewer and water with new services to the building. It is a proposed two story building with a full basement in front, the back is the theatre building. The height of the building will be maintained at forty-five feet. The original plan was to have a marquee that would project out however it would not be allowed as it would extend into the DOT right of way. A small retail space such as a café' was discussed for the front of the building but the specifics are not yet in place. The first floor of the theatre will have a couple of offices, a meeting room and the upper balcony for the theatre. The basement will house the mechanicals and a kitchen for the café'.

Nine parking spaces have been incorporated in the site. Once construction begins they will have to work internally and back their way out of the site. Any type of construction or delivery vehicle will need traffic control to prevent the back up of traffic at the signal at the intersection. Upon completion of the building the nine parking spaces will be constructed. The theatre will be fully sprinkled and proposed to have 324 seats. The number of seats along with the retail and office space brings the required number of parking spaces to 95. Street and municipal parking throughout the town will be utilized. Mr. Kevan pointed out that events for the theatre will occur when a lot of the other businesses are at their non-peak times.

Level one of phase one environmental studies has been done; State permitting processes have not been done yet. Many of the items are viewed as providing detailed information as they go into construction. They are at the point where they have not paid to have architectural or structural design done; they would like board approval first before moving forward. Once approved they will submit to NH DOT for a street opening permit and verify if any other permits are necessary.

Member McCarthy asked if the work has been done for further analysis of hazardous material. Mr. Kevan does not believe it has been completed. They did perform an initial study to identify lead based paint and asbestos.

Member Doane asked for a run down of what will occur and when. Mr. Kevan stated that the River Street building will have to be razed first so they have a lay down area to work from. After that he suspects they will work on the interior of the building; removing hazardous material and demo the interior. Once at the exterior they will put up a construction fence after coordinating with NH DOT on how to maintain pedestrian traffic. Mr. Kevan acknowledged that due to the limited space it is a challenging site.

Selectmen's Representative MacIsaac asked if there was a start time. Mr. Kevan does not believe that it is not expected to begin until funds are in place and estimates between 18 and 24 months for construction. The hope is that if approved it will show that the project is viable.

Chairman Merrell asked about construction on the second floor; specifically the expansion of the second floor which would then encroach upon the bridal shop. Mr. Jack Belletete stated that because the two buildings are somehow attached they will need engineering approval on how to maintain the integrity of the existing building. Mr. Kevan added that the second floor is not projecting into the adjacent building. Fire Chief, David Chamberlain stated that the existing bridal shop has apartments on the second floor and apparently there is a window that looks out at the house sitting on top of the theatre building; this same window exits onto the theatre building roof. Pictures were distributed to

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the board. There is concern on how this will be handled with respect to blocking the set of windows. Both Mr. Kevan and Mr. Belletete had not been on the second floor of the building and were not aware of the situation. Mr. Kevan stated that he will investigate it and suspects they will need to adjust the footprint of the upper building. Mr. Belletete apologized that this hasn't been handled before now and feels that they have to work out a situation where they will not infringe on anything different than what is existing. A meeting between the bridal shop owner, Cathy Furze and the theatre will take place to clear up any issues.

Chairman Merrell stated that the problem he has is that the drawings submitted show an expansion of the foot print of the second floor over what it is today. Mr. Kevan understood stating that they will have to identify where the window and door are and modify the footprint to accommodate that. Chairman Merrell stated that any expansion of the second floor cannot impact the fifteen foot setback without a variance from the ZBA.

Member Doane asked if there was an issue with the lack of elevation drawings. Ms. Carr agreed explaining that it appears the drawings are not to scale; perhaps copied and reduced? Mr. Kevan agreed stating that the height and look are accurate. They are trying not to pay an Architect to design an elevation when he hasn't designed a building.

Member Doane asked for a time frame for diverting the sidewalk and parking. Mr. Kevan could only estimate and suggested three or four months. Selectmen's Representative MacIsaac mentioned that parking for tenants in the area have been an issue in the recent past and he would like to see some coordination with Country Bridal's and Rob Cummings apartments in the next building to ensure there is sufficient space. Parking will not be available during construction. Where will they park?

Mrs. Cathy Furze owns Country Bridal and stated that she, Caroline Hollister and the Park Theatre had an agreement that the tenants could park in what was Stan's Barber Shop lot on River St. now owned by Park Theatre and for that Mrs. Furze would be responsible for snow removal. Mr. Kevan suggested speaking with Mrs. Hollister again as he does not see that it's possible to keep those spots during construction. The most likely parking spaces would be on the street or in a municipal lot. Mr. Kevan stated that they will set up a meeting where they can talk about the parking and the second floor windows.

Attorney Sheldon represents the Furze's and they are not opposed to the project; they do however have concerns as previously addressed by the board. The biggest concern is the second floor windows which the theatre appears to be willing to work out. The second concern is structural and involves the wall which at this point no one seems to know if it is a common wall or two walls together. Damage to that wall could do serious damage to the building. Consideration should also be given to the dust and debris. Mrs. Furze operates a bridal shop and this could interfere with her business. Hiring a Structural Engineer to assess the situation in addition to requiring a bond was suggested. Other areas to consider are how long the project would take, what will the hours of construction be, and will there be work done on week-ends? Attorney Sheldon mentioned a right of way on the back side of the Furze building which appears to belong to his client. The plan however shows it being gated off during construction. It was pointed out that this area would be a secondary means of egress for the two tenants in the basement. Attorney Sheldon would like to see a more specific construction plan.

Fire Chief Chamberlain commented that he did state in his review notes that the fire department is requiring a third party independent review for this project. Mr. Kevan asked if it was specifically for structural. Chief Chamberlain replied that it is for fire protection however there is also a note about the structural.

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Ms. Carr reiterated the concern for hazardous materials handling and the need to have more detail on the mitigation along with construction access and sequencing; it's in the Town's best interest to know how long it will take to demo and what the plans are for reconstruction. A better rendition of the building itself is needed along with more information on pedestrian access during construction. The final issue is to make sure the Town bonds for the structural investigation as well as bonding for demolition and construction.

Member Doane stated that he would like more specifics such as time frames and when things would happen; he would not feel comfortable moving forward at this point. Mr. Kevan replied that he cannot give specific time frames because they will not start taking buildings down until they have the funds to complete the project. It all revolves around fundraising and hiring a contractor. Mr. Kevan stated that they are hoping to get approval from the board which helps with fundraising and financing and says it is a viable project.

Member Moore asked about the NH DOT driveway application. Mr. Kevan replied that if the board would like to see that up front he can submit the plan to the DOT. Mr. Belletete added that he spoke with Kevin Belanger of the DOT and there are two accesses on River St. that are Grandfathered. Once the plan is submitted to the board Mr. Belanger will review it again. Mr. Kevan interjected that they will not need a driveway permit but they will need a trench cut permit.

With respect to the construction phase, Member Doane asked for the impact of the proposed parking lot versus what is presently there. Mr. Kevan feels there will be significant impact and either police detail or a flag man will be needed to control it depending on what the DOT requires. Once the structure is weather tight the construction load should decrease.

Ms. Carr referred back to the board's asking for more specificity in what to tell the applicant and what they should bring according to the regulations. Specifically what has been asked for and inquired about by the board is:

Site Plan page 7 (C) - Necessary Permits

The application shall be accompanied by any necessary Federal, State or local permits and approvals. This means that applications must at least be applied for and a copy attached to the application; approval is not necessary while going through the hearing process.

Site Plan page 7 (2) – The shape, size, height, location and use of proposed structures, including expansion or alteration of existing structures. Drawings should show exterior design and appearance.

Site Plan page 9 (N) – Specifications and construction features that will attenuate or otherwise prevent the emission of undesirable and preventable elements of pollution. In staff review the hazard mitigation plan has been requested; that is taken from the regulation.

Site Plan page 9 (P) – The Planning Board may require additional information as it deems necessary in order to apply the regulations herein.

Mr. Kevan asked if they adjust the second floor is what they submitted adequate without hiring an Architect and spending significant money. Member Kresge feels the conceptual design is adequate but they will have to address the setback issue. Mr. Kevan agreed stating that they will adjust the second floor elevations and the plan view as well where they will show how the footprint on the second floor was corrected. If the board would like them to come back with final elevations for their review when they are at that point they could do that or if they can move forward with that information it would be helpful.

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Chairman Merrell stated that the second floor plan, specifically the elevation, should show the abutting structure. Since there are a lot of questions to be answered it seems appropriate to continue the hearing.

Mr. Kevan asked if they could address the waivers now so that he can deal with any feed back. The three waivers were 1) to allow the project to file for permit with the Dept. of Public Health for the "café" use as part of the construction process, 2) not to show soil survey data on and around the site. No earthwork is being proposed and therefore soil information will not be necessary for this project, 3) waiver from section VI-a.5 from the Town of Jaffrey Site Plan Review Regulations, to allow for the shape, size, height and location of all existing structures located on the site and within 200 feet of the site to not be shown. The survey performed shows all buildings directly abutting the property.

On a motion by Doane, seconded by Deschenes the board granted the three waiver requests. Selectmen's Representative MacIsaac stated that with the approval for the café' it means you can do the café' but you have to come back to the board for site plan review? Mr. Kevan explained that the waiver is actually asking that they don't have to go to the State of NH for this food service permit now. They are asking for an approval of that use in that space but they are not getting any licensing from the State. It would be obtained when they actually went to do the set-up for that use.

Member Kresge does not have an issue waiving the permit application but if they are going to include food service with the site plan review it is unclear how they can do that since they have no information yet. Mr. Kevan stated that they would withdraw the request for the first waiver (for the café') and take the use off the plan and it will be shown as a retail space. Withdrawal of the first waiver was recognized by the board. Waivers two and three were granted.

Member Kresge asked what is the board looking for the applicant to provide. Mr. Kevan believes the board is looking for 1) Pulling all permit applications together, 2) the applicant to meet with the abutter about a parking agreement and satisfying them with regards to the windows and door on that side of the second floor, 3) provide how they will handle the hazardous material, 4) adjust the elevation for the second floor and comply with the fifteen foot setback or else they will have to apply to the Zoning Board of Adjustment, 5) define a time frame from the starting date and hours of operation for construction, 6) address the front sidewalk and pedestrian access.

Member Kresge asked Ms. Carr what the bond would be tied to; when would it be due? Ms. Carr replied that it would be tied to the permit and there should be one for the demo and the construction. The applicant was reminded that if the building permit is not pulled within a year of the planning board's approval they will have to come back to the board and start over.

Due to the outstanding questions Chairman Merrell announced that the meeting would be continued to the December 11, 2012 public hearing.

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

2. PB 12-14 Zaremba Program Development, LLC (property of Tabor c/o Murray), 95 Peterborough St., Map 245/ Lot 103, Zone: General Business

Major Site Plan - The applicant proposes a 9,100 square foot retail store and associated access and parking improvements.

Presentation: Mr. Scott Holman

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Appearance: Mr. Nick Sanders, Mr. Jeff Merritt

Mr. Holman stated that he has had discussions with the Planner, Jo Anne Carr which included the lay out. The property is in the general business district and is within the Main St. overlay. The plan to be submitted is different from the original plan as it will consider the Main St. overlay in addition to the general business. There are no waivers being requested and to his knowledge no variances are needed.

Presently the site has a residence serviced by Driscoll Way which leads back to the Driscoll property and to 95 Peterborough St. The driveway for the Driscoll's will be eliminated, seeded and slid over and an easement will be given to the Driscoll's so they will have access in perpetuity maintained by Dollar General. The site consists of thirty parking spots and a 9,100 square foot building. Site lighting will be provided by four light standards and wall packs on the building. Site lighting will be turned off approximately thirty minutes after the store closes except for security lights. There is a privacy fence along the Driscoll property and a sidewalk will extend from the store to the roadway at a forty-five degree angle connecting to the existing sidewalk. Deliveries will be handled in the back and the dumpster and HVAC areas will be screened by a fence. There are some Sugar Maples in the front that are not in good condition. After some discussion it was decided to relocate and plant some Sugar Maples in the back. The DOT permit and approvals for sewer/water are in place. The architecture is similar to other architecture in town with the addition of our own elements; a couple of buildings had been pointed out as examples during the initial discussion.

Chairman Merrell feels the proposed building is bare bones. He would like to see something with either brick all or part of the way up, perhaps a façade and some foundation plantings particularly on the street side of the building. Mr. Holman stated that based on information given to him they tried to tailor the building to Jaffrey.

Mr. Nick Sanders is a Traffic Engineer with VHB who was retained to prepare a traffic access assessment for roads development. Member Doane asked if he had been on site and if so for how long. Mr. Sanders stated that he had been on-site for approximately an hour and a half on a late Saturday morning in October and at 6:00 p.m. this evening as the traffic was tailing down. Mr. Sanders stated that the first thing he looked at was the amount of traffic a store of this type would generate. Traffic count information gathered at a store in Nashua, NH shows the peak hour for week-day evenings at approximately 35 peak hour trips with 20 entering and 15 exiting. The other peak would be the Saturday peak hour condition which generates approximately 60 peak hour trips with 30 entering and 30 exiting. In terms of traffic it equates to one vehicle coming in and one vehicle going out within a two minute period. That level of trip generation falls below the DOT threshold that would warrant a typical formal traffic impact study. Mr. Sanders used the neighboring McDonald's as a comparison and pointed out that they would generate approximately 85 peak hour trips during the week-day evening and 150 on Saturday. The study was prepared and sent to the district office of the NHDOT. DOT has reviewed that access evaluation, found no issues and have issued a driveway permit for the proposed driveway location on Route 202. As part of the access evaluation they measured the site line both east and west along Route 202 adjacent to the site and found that the site distance exceeded both DOT guidelines and AASHTO standards for site distance. Member Doane asked what time does peak evening refer to. Mr. Sanders replied around 3:00 and 4:00 p.m.

Member McCarthy brought up the impact of left turning traffic stating that the speed limit in that area is 30 mph although traffic is generally moving faster than that. Mr. Sanders was asked if he feels that a turning lane or something similar was needed. Mr. Sanders stated that given the amount of traffic generated for this type of use it falls below turning lane warrants.

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Chairman Merrell addressed the following question from the DPW Director, Randy Heglin - "At the southern corner of the building and property, post development grading raises the ground level 1-3 feet. The existing parking lot at Pelletier's appears 12-18" lower than the existing grade. It is not entirely clear what effect of subcatchment 20S will have on the abutting property." Is there a drainage problem there or not? Mr. Merritt is the Site Engineer for the project and agrees with Mr. Heglin that the Pelletier property is a bit lower than the Dollar General site however they will be making the situation better because all roof and parking lot run-off will be collected into a system and piped out back. The only area that will drain to the Pelletier property is an area adjacent to the building. A comment was also made by the DPW that there should be a maintenance drainage plan for the catch basin. Mr. Merritt replied that the plan has been revised to address the DPW's comments.

Fire Chief Chamberlain asked if the building would be sprinkled. Mr. Holman replied that it would not.

Ms. Carr addressed some of her review comments stating 1) the access easement should be drawn on the plan so it can be recorded for future reference; 2) the parking area to the rear of the Driscoll's and associated grading intrudes into the required buffer areas for the neighboring residential use. The limit of clearing and site work, final grading and parking is within the minimum 15 feet required buffer. The Zoning Ordinance stipulates that a buffer of 50% of the setback be maintained where a new commercial use abuts a residential one. Ms. Carr stated that it appears there is grading, a lawn and a fence being put in instead. Mr. Merritt referred to Section 5.8 and Section X definitions stating that he feels they have met the intent and spirit of the definition of Section 5.8.

Ms. Robin Peard Haynes is an abutter and wanted to know how far away the storm basin is from the lot lines. Mr. Merritt stated that it ranges from forty-five to ninety feet from their property line.

Mr. Bill Raymond is a Jaffrey resident and feels the building being proposed will add nothing to the architectural landscape.

Jaffrey resident Ms. Brenda Bhatti agrees with Mr. Raymond that the design of the building could be enhanced to make it more attractive. It was also suggested to the board that any plantings be limited to no non-native, aggressive or invasive species.

Chairman Merrell closed the public hearing. During the boards discussion Member Doane stated that he does not feel it meets the criteria of the Master Plan. Member Moore feels that the Master Plan is a guideline, not a mandated thing. He also feels that Mr. Holman has tried to comply with what the board would like to see for a building as several designs have been offered. Chairman Merrell feels that you can't have rural character in down town and this is down town. Rural character applies to the outlying districts of the town.

Selectmen's Representative MacIsaac feels that if the board is unhappy with the architecture then it is incumbent upon them to ask what can be done to change it. He would like to see it bricked with something to take away from the square box appearance; perhaps more windows or a mansard.

Member Moore made a motion to accept the building with ground plantings as proposed. Lacking a second the motion did not pass. Member Doane and Selectmen's Representative MacIsaac would like to see a new proposal; a new architectural concept. Based on the request Chairman Merrell re-opened the hearing and then continued it to December 11, 2012 at which time the applicant will submit a

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revised architectural rendering to the board's satisfaction. Selectmen's Representative MacIsaac suggested giving the applicant direction on what the new architecture should look like; it has to be more appealing than a flat box with gables in the front. Perhaps having it bricked, consider a mansard and more windows.

Member McCarthy asked why not re-open the hearing now while the applicant is present. The board agreed and Chairman Merrell re-opened the hearing. Mr. Holman asked for specifics from the board and did caution them that a one story all brick building would not give them the look they are seeking. Following their discussion the board decided to revise the current proposal. Based on what the board would like to see as enhancements to the currently proposed brick/clapboard sided building Mr. Holman marked up a copy of the architectural rendering. It would consist of one additional window on the front left and front right side of the building with the stipulation of no signs in the windows, replace the awnings with shutters and include foundation plantings. Mr. Holman stated that a revised rendering will be submitted by the end of the week.

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

PUBLIC HEARING – CONTINUED

None

DECISIONS

2. PB 12-14 Zaremba Program Development, LLC (property of Tabor c/o Murray), 95 Peterborough St., Map 245/ Lot 103, Zone: General Business

Major Site Plan - The applicant proposes a 9,100 square foot retail store and associated access and parking improvements.

On a motion by Doane, seconded by McCarthy the application proposing a 9,100 square foot retail store and associated access and parking improvements was approved as presented and per testimony given subject to the following conditions. (6-1) Roll Call – Ayes: Merrell, Deschenes, Moore, MacIsaac, McCarthy and Kresge. Nays: Doane.

Conditions: Submit revised architectural drawing as agreed upon
Plantings limited to no non-native, invasive or aggressive
Access easement to benefit map 245 lot 102 to be shown on plan and recorded at
Cheshire County Registry of Deeds.
Sidewalk to connect to existing sidewalk southeasterly toward McDonalds.

OTHER BUSINESS

Impact Fees – Update

To be discussed in December with the intent to move to public hearing in January.

Class VI Roads – No discussion

ADJOURNMENT

The meeting adjourned at 10:30 p.m.

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Submitted:

Erlene Lemire
Recording Secretary

Attest:

Edward Merrell
Chairman, Jaffrey Planning Board