

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**October 9, 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 September 12, 2012 meeting were approved as amended. (6-0)

**PRELIMINARY HEARING**

Dollar General – 95 Peterborough St.

Mr. Scott Holman – Zaremba Group  
Jeffrey Merit – Keach-Nordstrom

Mr. Scott Holman is representing Dollar General which is a general merchandise store with approximately 10,000 stores in forty states. Project information was distributed to the board. The desire is to receive comments or answer questions allowing the applicant to return next month for an approval. An application had been submitted last month and upon review of the application they were asked to bring something back regarding architecture that would fit within the Main St. program area. Those comments were received and the plan being shown tonight reflects the changes.

The applicant is proposing a 9,100 square foot store with 30 parking spaces at 95 Peterborough St. The parcel is just below two acres with a six family apartment house located there. A new curb cut has been approved by NHDOT and access to the abutting Driscoll property will be shared between Dollar General and the Driscoll's with an easement agreement in place. Chairman Merrell asked what will happen with the old entrance to the Driscoll property. Mr. Holman stated that it will be seeded and loamed.

Lighting will consist of wall packs on the building and some pole lights. All lights will be down cast. Store hours will be 8:00 am to 9:00 p.m. with eight to ten employees including managers. The maximum number of cars is expected to be twenty-five at peak times. Dollar General trucks will make deliveries once a week. Snow storage will be off to the side of the truck turn around where the area is flat. Drainage will consist of a closed system so when it rains run-off from the parking lot and roof will enter the closed system that consists of catch basins and pipes. Each catch basin will have a snout and a sump in it for filtration of water. The snout is a device that allows the hydrocarbons to float to the top. It converges into the center of the proposed truck turn-around and it outlets into the storm water management area. Depending on the site it is recommended that pumping occurs once a year.

Member Kresge asked if the lighted sign will be dark when the store is closed. Mr. Holman replied that it is not completely dark but does drop down a bit. Mr. Holman stated that the building sign is thirty square feet and the pylon sign will be thirty-two square feet. Both will be lit.

Chairman Merrell asked about the landscaping plan. Mr. Holman stated there will be a perennial bed for seasonal color under the pylon sign, two perennial beds along the two drives and two Sugar Maples out back. There are some Sugar Maples out front that are not in good shape and they will be removed.

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Chairman Merrell asked for details on the building. Mr. Holman stated that it will be a pre-engineered steel building with vinyl clapboard siding and dimensional shingles. The awnings are steel with an aluminum overlay and the two windows will be expando glass.

Member Doane asked why Jaffrey. Mr. Holman stated that Dollar General has someone who does market research and demographics and they picked Jaffrey. Member Doane asked why not six other towns. Mr. Holman replied that they are looking at many other towns. Member McCarthy asked if there were any other potential locations nearby. Mr. Holman replied that the closest town is Hillsboro. Member Doane asked about driveway treatment during the winter months reminding Mr. Holman that the property is near a wetland. Mr. Holman stated that they would hire a local contractor and it would be up to him. Chairman Merrell asked if they were considering using permeable asphalt. Mr. Holman stated that they are not. Chairman Merrell replied that it has been used in town to an advantage.

Ms. Carr asked Chairman Merrell if they would be asking the applicant for any off site improvements as part of this project if it is to move forward, such as sidewalks. Mr. Holman stated that it was a topic raised at one of the discussions and they are planning a sidewalk from the front door of the store and connecting to the adjacent property.

Selectmen's Representative MacIsaac expressed a concern for congestion; it is a busy area with many people going in a lot of directions. Mr. Holman reiterated that they do have a permit from the State and congestion is the reason they submitted to them. Having the permit eliminates the issue for them from the stand point that DOT has looked at it.

Mr. Holman stated that they would like to come back in November presenting the plans with a few adjustments and looking at the traffic as discussed. Mr. Holman asked the board if the plan would be something that is approvable.

Member Doane mentioned the application review that took place in September; specifically the driveway and a potential subdivision and asked Ms. Carr if it had been addressed to her satisfaction. Ms. Carr replied that the plan as originally presented involved subdividing off the frontage and Dollar General would own the frontage. She believes that plan has been abandoned and Mr. Holman confirmed that it was 100% abandoned. Mr. Carr continued stating that the Driscoll's will abandon their right of way and earn an easement by Dollar General to access their property. They will no longer have a right of way to Route 202 of their own. Member Doane asked Ms. Carr if she was comfortable with that and she replied no, but that is up to the Driscolls to deal with. Member Doane asked if she was comfortable with it from a Town point of view. Ms. Carr replied "No". Member Doane asked if it constitutes a sub-division. Ms. Carr replied "No".

Greene Estate – subdivision Mountain / Gilmore Pond Rd.

Member Deschenes recused himself.

Sam Greene is looking for guidance on a potential major, four lots, sub-division. The four lots are not part of an easement that was put on one hundred and sixty-six acres of land last year. The easement was put on through wetlands restoration program / Natural Resources Conservation Services.

Two of the four lots are made up of a 1.03 acre and a 1.56 acre parcel on Gilmore Pond Rd. in the residence A district and both with town water. The remaining two lots are made up of a 3.24 acre parcel,

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which has a couple of cabins on the back border, with three hundred and seventeen feet of frontage and state driveway approval and a 7 + acre parcel. Both lots are in the mountain zone on Route 124 (Mountain Rd.) and also have town water.

Mr. Greene would like to know if, as a major subdivision, this would be considered for an Open Space Development and whether that is possible or the best thing. Ms. Carr commented that the plan, in her opinion, would fall under the rubric of an open space development.

Mr. Greene asked if he takes the route of applying for a conditional use permit could it be done at the same meeting as the actual subdivision. Ms. Carr commented that the conditional use permit seems to be an unnecessary step based on the presentation. Member Kresge feels that if a conditional use permit is sought after that it could be presented with a subdivision application and done in one night. Chairman Merrell agreed that it could be done in one shot. Mr. Greene asked if it was his choice on which way to go. Chairman Merrell said yes.

**CALL TO ORDER**

Chairman Merrell called the public hearing to order at 7:55 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 12-12 Verizon Wireless (property of Richard & Ann Sawyer), 365 Turnpike Rd., Map 256/ Lot 4, Zone: Rural (with town water)

Site Plan - The applicant proposes to amend a previously approved site plan by the co-location of wireless antennas on an existing silo.

On a motion by Doane, seconded by MacIsaac the board determined that the application was one of regional impact. (7-0)

On a motion by Doane, seconded by MacIsaac the application proposing to amend a previously approved site plan by the co-location of wireless antennas on an existing silo was accepted. (7-0)

**PUBLIC HEARING – NEW**

1. PB 12-12 Verizon Wireless (property of Richard & Ann Sawyer), 365 Turnpike Rd., Map 256/ Lot 4, Zone: Rural (with town water)

Site Plan - The applicant proposes to amend a previously approved site plan by the co-location of wireless antennas on an existing silo.

Presentation: Tom Hildreth, McLane Law Firm

Appearance: Kevin Mosier, Radio Frequency Engineer and Chip Fredette, Real estate site acquisition Consultant.

Mr. Hildreth is representing the Sawyers and presenting the application proposing the co-location of wireless antennas on their ninety foot silo. He reminded the board of his earlier visit where they were looking at a new tower at the Conant High School Site. The proposed project will replace the high

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school site. A map was displayed showing other local cell tower locations in the area. In terms of timing, if approved they hope to have this site up and running before the end of the year.

The site is not changing much; the proposed twelve antennas will be divided in four sectors at the seventy foot level, utilities will be underground and an 11 x 30 foot Verizon equipment shed will be constructed within a 22 x 45 foot fenced compound. A back-up power generator and a propane tank will be installed. It will be an unmanned facility however approximately once a month a Field Cell Technician will make a visit to the facility. Photo simulations were distributed to the board.

Member Despres asked if they will revisit the Conant site at another time or will this proposal completely take the place of the previous plan. Mr. Hildreth stated that it will completely take the place and it is unlikely that they will return to the Conant site. The silo may not service all of the needs in Jaffrey but they will not know that until it goes on air in conjunction with other area sites.

Selectmen's Representative MacIsaac asked if this would affect the number of lights required on the silo. Mr. Hildreth replied it would not. Mr. Sawyer stated that there were four lights and there are now two. Lights on the silo have been an issue ever since the first antennas were installed. Selectmen's Representative MacIsaac thought one light was required and asked if this was an opportunity to fix the situation if it's not correct. Mr. Sawyer's understanding from the FAA is that placing one light on top of the dome is not feasible. Over time he has learned that Sprint/Nextel contracts this type of maintenance out to Green Mountain in Maine and the Technician for this area resides in Harrisville.

Mr. Hildreth stated that they have no standing with the FAA however if Green Mountain Communication is the company that is managing this project they know them well and would be willing to be the messenger for the Town regarding the number of lights.

In reviewing the submitted paperwork Chairman Merrell noticed on the MHz bands License that the answer to the question asking "has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?" was blank. Mr. Hildreth could not explain why the field was blank but assured the board that whatever regulatory requirements stand behind these licenses they have. The answer should be yes. Mr. Mosier added that he printed only the first page the licenses directly from the FCC website. If desired the board could visit the site and find all the information they need.

Member Kresge asked if they usually include a certification that the RF emissions are within FCC guidelines. Mr. Hildreth stated that it's not atypical but they could certainly do that.

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

**PUBLIC HEARING – CONTINUED**

None

**DECISIONS**

1. PB 12-12 Verizon Wireless (property of Richard & Ann Sawyer), 365 Turnpike Rd., Map 256/ Lot 4, Zone: Rural (with town water)

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Site Plan - The applicant proposes to amend a previously approved site plan by the co-location of wireless antennas on an existing silo.

On a motion by McCarthy, seconded by Kresge the application proposing to amend a previously approved site plan by the co-location of wireless antennas on an existing silo was approved. (7-0)

**OTHER BUSINESS**

Class VI Roads

Member Kresge stated that one item discussed was to at least review the housekeeping matters and deciding whether they care enough about it to implement them or they can discuss the substance. If they do look at the housekeeping items Member Kresge recommends that they look at the zoning ordinance so they can decide whether it's anything they want to advertise in time for town meeting. Chairman Merrell commented that if there are housekeeping issues they should be cleaned up.

Beginning with Section 4.9 of the Zoning Ordinance Member Kresge presented the proposed changes. Copies were distributed to the board.

Section 4.9 – delete item G, I and J as proposed.

Section 4.22 – amended as proposed.

Section 4.23 – the addition of section A, B, C and D as proposed. Ms. Carr suggested referencing the statute. Member Kresge agreed. Delete the final sentence (Private roads constructed in the Town of Jaffrey....)

Section 4.24 – amended as proposed.

Section 4.25 – amended. Selectmen's Representative MacIsaac suggested a change to the last sentence. Member Kresge agreed and the proposed change reads: Applicants should be aware that prior to any improvements to a class VI road they must get approval from the Board of Selectmen.

Section 5 – the addition of section B (frontage definition) and C (setback definition) as proposed.

Selectmen's Representative MacIsaac commented that the issue of building on a class VI road (section 4.23) needs to be resolved before the board can move on to an advertised hearing.

Member Kresge encouraged the board to read through the proposed subdivision language and the summary documents.

Impact Fees – Update

As requested at the September meeting Ms. Carr combined the existing and proposed Impact Fee Ordinance. Copies were distributed to the board with a brief discussion. The board was asked to review the new proposal and be prepared to discuss it in November.

**ADJOURNMENT**

The meeting adjourned at 9:30 p.m.

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Submitted:

Erlene Lemire  
Recording Secretary

Attest:

Edward Merrell  
Chairman, Jaffrey Planning Board