

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**August 13, 2013**

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

**Absent:**

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

**MEETING MINUTES APPROVAL**

On a motion by Merrell, seconded by MacIsaac the minutes of the July 9, 2013 meeting were approved as submitted. (6-0)

**PRELIMINARY HEARING**

Michele Blais – potential subdivision

Ms. Blais' parents own twenty-eight acres on Jaffrey Rd and they would like to subdivide out a small parcel (three or five acres) for their daughter. Access is via a right of way off of Route 124 in Marlborough however the land is in Jaffrey. There are currently three lots served by the right of way and the new parcel would be a fourth lot. Ms. Blais did have an unofficial letter from the Town of Marlborough stating that they did not have an issue with an additional lot using the right of way. One of the questions asked was do they need a variance from Jaffrey. Chairman Kresge and the board determined that a variance would not be necessary as this is a sub-division issue; subdivision regulations do not go before the Zoning Board of Adjustment.

Following some discussion the board agreed that the town only has jurisdiction over what is in Jaffrey and that does not include the access. With no major objections from the board Chairman Kresge stated that they feel the proposal is doable. Selectmen's Representative MacIsaac suggested that when they return with an application they address the following: 1) Authorization in the form of a letter from the Town of Marlborough and if possible the planning board minutes from the meeting where the subject was discussed, stating that there is no issue with four lots on a driveway and 2) that the easement will be kept up to driveway standards.

**CALL TO ORDER**

Chairman Kresge called the public hearing to order at 7:00 p.m. Notice of public hearing PB 13-04 was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen.

**APPLICATION ACCEPTANCE**

1. PB 13-04 Apollo Steel, LLC., 35 Maria Dr., Map 255 Lot 8.2, Zone: Industrial

Technical Subdivision – The applicant proposes a lot line adjustment.

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

Amended Site Plan - The applicant proposes an addition to the existing building and a new maintenance building.

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On a motion by Grodin, seconded by MacIsaac the application proposing an addition to the existing building and a new maintenance building was accepted. (7-0)

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

**PUBLIC HEARING – NEW**

1. PB 13-04 Apollo Steel, LLC., 35 Maria Dr., Map 255 Lot 8.2, Zone: Industrial

Technical Subdivision – The applicant proposes a lot line adjustment.

Amended Site Plan - The applicant proposes an addition to the existing building and a new maintenance building.

Presentation: Cliff Pelissier

Appearance:

Mr. Pelissier is the owner of Apollo Steel, LLC and part owner in the abutting parcel, lot 8.5. He is proposing a one hundred foot extension to the existing fabrication building. The proposed expansion will place his building too close to the boundary which is why he is applying for a .60 acre lot line adjustment. There will also be the addition of a maintenance/storage facility for the trucks.

Chairman Kresge asked if his application was not for a change in activity but simply more floor space. Mr. Pelissier agreed. Member Grodin asked how the oil from oil changes is disposed of. Mr. Pelissier stated that there are people who take the waste oil and use it for fuel. Member Moore asked if there would be bathrooms in the maintenance facility. Mr. Pelissier stated there would not. Member Grodin asked if there were any problems with the requirements from the Fire Chief. Mr. Pelissier stated that he had received a copy of the comments and he did not have any problems with the requirements.

Member Merrell asked if there would be any utilities in the maintenance garage; is it heated. Mr. Pelissier replied yes, there will be electric and an oil fired furnace.

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

**PUBLIC HEARING – CONTINUED**

None

**DECISIONS**

1. PB 13-04 Apollo Steel, LLC., 35 Maria Dr., Map 255 Lot 8.2, Zone: Industrial

Technical Subdivision – The applicant proposes a lot line adjustment.

On a motion by Merrell, seconded by Deschenes the application proposing a lot line adjustment was approved. (7-0)

Amended Site Plan - The applicant proposes an addition to the existing building and a new maintenance building.

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On a motion by Merrell, seconded by Deschenes the application proposing an addition to the existing building and a new maintenance building was approved as presented and per testimony given. (7-0)

**OTHER BUSINESS**

Voluntary Merger – Dublin – signed.

Master Plan – Member Merrell pointed out that the Master Plan should be updated every five to ten years. It has been seven years since the last update and he feels now would be a good time to start. It was agreed that they would need to form a committee with a scope. JoAnne Carr, Director of Planning and Economic Development reminded the board that SWRPC is available to offer assistance with the document. Member Merrell stated that he sits on the Board at SWRPC and will bring it up.

Class VI Roads – Chairman Kresge will be prepared to discuss the subject at the September meeting.

**ADJOURNMENT**

The meeting adjourned at 8:05 p.m.

Submitted:

Erlene Lemire  
Recording Secretary

Attest:

Mark Kresge  
Chairman, Jaffrey Planning Board