

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**January 12, 2016**

**Present:** Chairman Kresge, Members, Deschenes, Despres, Devlin, McKenzie and Merrell

**Absent:** Selectmen's Representative MacIsaac

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

**MEETING MINUTES APPROVAL**

On a motion by Merrell, seconded by McKenzie the minutes of the December 8, 2015 meeting minutes were approved as amended. (6-0)

**PRELIMINARY HEARING**

No Action

**CALL TO ORDER**

Chairman Kresge called the public hearing to order at 7:00 p.m. Notice of the public hearing was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen. Selectmen's Representative MacIsaac was absent. Member Devlin would vote.

**APPLICATION ACCEPTANCE**

1. PB 16-01 Paquin Land Surveying, PLLC (properties of Onley and Sawyer) 69 Overview Dr. and 391 Nutting Rd., Map 254/Lot 12.6 and Map 254/Lot 8, Zone: Rural (without town water).

Technical Subdivision – The applicant proposes a lot line adjustment.

The board voted unanimously that the application was not one of regional impact.

Chairman Kresge reviewed the waiver requests for a full perimeter survey, providing topography and providing soils data. The board voted unanimously to grant the waiver requests.

Check list item 10 notes clarification on the ROW rights. Chairman Kresge asked if this affects completeness for their review. The board indicated it did not.

On a motion by Merrell, seconded by Despres the board deemed the application complete. (6-0)

**PUBLIC HEARING – NEW**

1. PB 16-01 Paquin Land Surveying, PLLC (properties of Onley and Sawyer) 69 Overview Dr. and 391 Nutting Rd., Map 254/Lot 12.6 and Map 254/Lot 8, Zone: Rural (without town water).

Technical Subdivision – The applicant proposes a lot line adjustment.

Presentation: Jed Paquin

Appearances:

Mr. Paquin's client intends on building a new home on lot 12.6 and would like to straighten the lot line which currently has a jog on the western end. The land being swapped between the two lots are virtually the same amount of area.

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Speaking to the ROW, there is an asphalt driveway to the west of the property which is used by the Bhatti's who reside at 121 Overview Dr. When this land was subdivided by the Pratts in the late 1970's they retained rights for right of ways for map 254 lots 9 and 2 as well as one other. The explanation is called out in note 5 in the survey notes. Something that Mr. Onley is considering is seeking a variance to make the ROW his primary access versus coming through Overview Drive. Chairman Kresge asked if Overview Dr. was meant to be the primary access for this lot when the property was originally subdivided. Mr. Paquin agreed adding that it's very steep with the grade at about twelve percent on the road which would carry into the driveway and even a bit steeper. Also around the cul-du-sac access would not be feasible without a significant cut of at least six to eight feet. It's not an ideal situation for a driveway coming off of Overview Drive for this particular lot. Chairman Kresge commented that this issue does not affect the lot line adjustment but he did suggest that Mr. Paquin pass on to his client that he will have to come to the planning board to discuss the driveway when the time comes.

Abutter Mr. James Cook has concern regarding the right of way. When the parcel was first subdivided the town made strong issues that only two people could be served on that driveway meaning Griffin and himself. If anyone else wishes to use the right of way that he is on then Mr. Griffin would have to rescind his right to it. Mr. Cook questions how the lot line was ever created going over the right of way.

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

**PUBLIC HEARING – CONTINUED**

Deliberations:

2. PB 15-08 Richard P. Sawyer, Old Sharon Rd., Map 255/Lot 1 & Map 256/Lot 4.1, Zone: Rural (with town water)

Earth Excavation – The applicant proposes excavation, processing and stock yard.

Chairman Kresge reminded the board that at the last meeting they decided the existing plans were adequate for the time being and the main topic of discussion was noise impact to abutters, specifically as the pit advances closer to the side where there are abutters along Route 124 and Moore Pike. The main noise impact is from crushing material. One question asked was could the crushing operation be moved back into the Phase 1 section. Mr. Coll indicated that would not be feasible.

Chairman Kresge asked for comments on having a separate time schedule for crushing. Member Merrell agreed noise is an issue. There are regulations and there has never been a sound study done. He feels it should be measured. Member Deschenes asked if it would be just for the crushing or truck traffic as well. He has received a complaint for rock crushing but it was for a different operation in a different direction. He has not had a complaint from this direction. Chairman Kresge replied that what he heard from the abutter was it was specifically the rock crushing.

Chairman Kresge asked if it was reasonable to address noise impacts through an hours of operation limitation. Alternatives could be to not worry about the impacts and address it after the fact if there's a problem through a noise regiment or to add a seasonal component and cut back the hours of operation during the summer. Mr. Coll reminded the board that his crushing is not a 7 a.m. to 6 p.m. / 7 days a week operation. He could crush for three weeks and produce enough product to last a long time. Member Despres recalled there being discussion about the possibility that some of the noise

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was being generated from a different nearby operation. Current hours are Monday through Saturday 7 a.m. to 6 p.m. Member Despres asked the applicant if they generally work that late on a Saturday. Mr. Coll replied that unless there is a project going on they are usually done by noon or 2:00 p.m.

Member McKenzie proposed leaving the hours of operation as they are and if there is a complaint they will measure the level at the property line and go from there. Member Merrell felt that made sense.

Chairman Kresge asked about bonding. Planning Director Carr replied that the bond has expired and it needs to be renewed for the project, this could be done as a condition subsequent. Ms. Carr added that her notes also suggest adding the site of the processing equipment to the current plan; trucks should be limited to Old Sharon Rd. and not Hadley Rd. and there should be an updated reclamation plan.

Mr. Stenersen stated that the equipment will be in Phase 2 in the spring and then moved into Phase 3. Currently it is not on site and frequently will be at other locations. Member Deschenes asked on average how long is the equipment left on site. Mr. Coll estimated two months with the possible exception of a loader. As for the reclamation plan Mr. Stenersen stated that the Gravel Pit Progress Overview Plan shows the areas that have been reclaimed along with the topography.

Chairman Kresge stated that in terms of an updated reclamation plan the board is not asking for any major changes to the topography indicated on it. The basins were represented fairly enough for the board's purposes. In reviewing the plan it looks like the next update would be when Phase 2 is done – you would have the finished topo information and you move onto Phase 3 where it's marked as an active area. Member Deschenes asked Mr. Coll how far off Phase 2 reclamation is. It was estimated to be mid-summer.

## **DECISIONS**

1. PB 16-01 Paquin Land Surveying, PLLC (properties of Onley and Sawyer) 69 Overview Dr. and 391 Nutting Rd., Map 254/Lot 12.6 and Map 254/Lot 8, Zone: Rural (without town water).

On a motion by Deschenes, seconded by Despres the application proposing a technical subdivision between lands of 237/53 and 247/46 was approved as presented and per testimony given. The plans submitted are on file with this office with a date of November 17, 2015 prepared by Paquin Land Surveying, PLLC and stamped by Jedadiah A. Paquin LLC. (6-0)

2. PB 15-08 Richard P. Sawyer, Old Sharon Rd., Map 255/Lot 1 & Map 256/Lot 4.1, Zone: Rural (with town water)

Earth Excavation – The applicant proposes excavation, processing and stock yard.

On a motion by McKenzie, seconded by Merrell the application proposing earth excavation was approved as presented and per testimony given subject to the following conditions. The plans submitted are on file with this office. 1) Reclamation plan prepared by TF Moran dated June 30, 2003, final revision April 21, 2004, stamped and signed by Christopher T. Paton LLS and 2) Gravel Pit Progress Overview Plan prepared by Higher design, PLLC dated September 11, 2015, final revision November 16, 2015, stamped and signed by Kirk L. Stenersen, PE. (6-0)

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Conditions:

1. Hours of operation will be Monday through Saturday, 7:00 a.m. to 6:00 p.m.
2. Truck traffic will be limited to Old Sharon.
3. Activities at the pit will be in conformance to the existing reclamation plan prepared by TF Moran dated June 30, 2003, final revision April 41, 2004 and this permit.

Subsequent:

4. Bond renewal for reclamation

**OTHER BUSINESS**

- Review of the Planning Board's words for the Town Report.
- Transportation Chapter – Master Plan  
The board reviewed the draft document. Planning Director Carr will make the needed changes. A public hearing will take place at the February 9, 2016 public meeting.
- The March 8 meeting will be moved to Tuesday, March 15 to accommodate town voting.
- Member Candra Bergeron has submitted her resignation. Chairman Kresge will request from the BOS that Alternate member Matthew Devlin assume her position as a full member.
- Members McKenzie and Merrell will be the planning board representatives on the CIP committee. They will meet with Planning Director Carr within the next month to review the previous process.
- Town Office project – Aside from the statutory authority for the planning board to provide advice on town building projects Chairman Kresge feels the broadest role of the board is the Steward of the Master Plan. The vision statement speaks of appropriate growth. Will a new town office encourage growth if that costs us a higher tax rate? Given the information received we know what the project would look like, we know by the cost estimate it would be an additional \$250,000 of debt service a year and we know where the town stands in terms of tax rates and fees. Jaffrey is currently number 6 in the state for tax rate, number 1 in the state for sewer rates and number 2 in the state for water rates. The discussion is how people are reacting to this proposal as a form of encouraging growth in town and do we have any feelings that we want to convey to the Selectmen. Member McKenzie does not feel a new town office will increase traffic in the town and she also does not feel a new town office is going to increase growth. She feels it would be very tough for someone moving to this area to select Jaffrey over the neighboring communities. It would be hard for her to support an expenditure like this at this time. Chairman Kresge pointed out that what they haven't heard about yet is this \$16 million liability for water main replacement. Member McKenzie asked if the Selectmen have given thought to showing the impacted tax rate published with the warrant article. Ms. Carr replied that it could be done but she was unaware if it has been considered.
- Chairman Kresge announced that he will be relocating sometime this summer and therefore will not be seeking re-election to the Chairman's position. He will remain on the board until he physically moves.

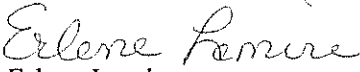
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- Plans for St. Patrick's school – Ms. Carr stated that back in December there had been some interest to do a senior housing project with different plans being looked at. There have been no further discussions.

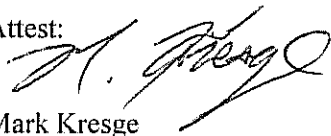
**ADJOURNMENT**

The meeting adjourned at 9:00 p.m.

Submitted:

  
Erlene Lemire  
Recording Secretary

Attest:

  
Mark Kresge  
Chairman, Jaffrey Planning Board