

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
January 10, 2017

Present: Chairman McKenzie, Members Deschenes Despres, Farmer, Gordon, Merrell and Sherman

Absent: Member Devlin and Selectmen's Representative MacIsaac

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Merrell, seconded by Despres the minutes of the December 13, 2016 meeting were approved as submitted. (6-0-1) Members Deschenes abstained.

PRELIMINARY CONCEPTUAL

None

CALL TO ORDER

Chairman McKenzie 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. Members Farmer and Sherman voted.

PUBLIC HEARING – NEW

To amend:

- Section II: Definitions
- Section IV: District Regulations and Permitted Uses
- Section V: General Provisions that May Apply to More Than One Zoning District
- Section VI: Areas and Setbacks for Buildings – All Districts
- Section X: Guidelines for the Board of Adjustment
- Section XIII: Innovative Land Use
- Section XV: Small Wind Energy Systems
- Section XVI: Signs
- Section XX: Wetlands Conservation District

The purpose of the proposed changes is to improve clarity and organization within the Code. The proposed changes to accessory dwelling units and signs will bring the Code into conformance with recent changes in statute and court decision relating to signage.

Planning Director Carr reviewed the proposed changes as outlined in the summary and why they are necessary. Non-substantive changes were made to the following sections.

Section 4.3.3 – the word condominium will not be deleted. Instead reference will be made to Section 5.28.

Section 5.26 – Application for building on a Class VI or private road. During the review Ms. Carr stated that a waiver of municipal liability must be signed but there is a policy that has been adopted by the Selectmen, proposed by the Planning Board, under which conditions a building permit would be approved on a Class VI or private road. Chairman McKenzie asked if a copy of the policy was available. Ms. Carr stated that she could locate the document and provide a copy.

Following the discussion of the proposed change the board agreed that the new wording was redundant. No changes will be made to Section 5.26.

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Section XVI Signs – Ms. Carr stated that the proposed changes are based on content only. The Board, at a future date, will discuss the ordinance in more depth (i.e. electronic/changeable signs).

Ms. Carr stated that the changes to the Guidelines for the ZBA and the ADU's were driven by statute. All other changes were basically housekeeping.

DECISIONS

To amend:

- Section II: Definitions
- Section IV: District Regulations and Permitted Uses
- Section V: General Provisions that May Apply to More Than One Zoning District
- Section VI: Areas and Setbacks for Buildings – All Districts
- Section X: Guidelines for the Board of Adjustment
- Section XIII: Innovative Land Use
- Section XV: Small Wind Energy Systems
- Section XVI: Signs
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On a motion by Farmer, seconded by Gordon the board moved the proposed changes to the Town Warrant. (7-0)

OTHER BUSINESS

- CIP approval (continued): Chairman McKenzie reviewed the CIP at the December meeting however no decision was made at that time due to questions and requests for additional documentation by the Board. The requested information was e-mailed to the Board. Chairman McKenzie reviewed the documentation.

Chairman McKenzie restated that perhaps in the spring they should do a tour of all the town office facilities with the Turner report in hand. It was also suggested that once the CIP is accepted they take a look at the chapters in the Master Plan and consider an update within the next eighteen months. Perhaps one or two board members would take ownership of a chapter, form a committee and update it. There should also be a steering committee. The board was asked to scan the Master Plan over the next four weeks and then they can discuss how they would like to proceed.

On a motion by Merrell, seconded by Farmer the board conditionally approved the CIP pending update or creation of a thorough Capital Improvement Plan. (7-0)

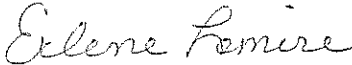
- Master Plan: To be discussed at the February 14 meeting.
- Member Deschenes announced that he would be stepping down from the board effective immediately. The board thanked him for his years of service. Alternate Member Farmer expressed an interest in assuming his position.

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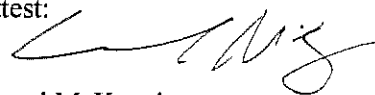
ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Submitted:


Erlene Lemire
Recording Secretary

Attest:


Laurel McKenzie
Chairman, Jaffrey Planning Board