

**DRAFT
TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
May 9, 2017**

Present: Chairman Gordon, Members Despres, Devlin, Farmer, Merrell, McKenzie, Sherman and Selectmen's Representative Weimann

Absent:

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Merrell, seconded by McKenzie the minutes of the April 11, 2017 meeting were approved as submitted. (7-0)

PRELIMINARY CONCEPTUAL

None

CALL TO ORDER

Chairman Gordon called the public hearing to order at 7:00 p.m. Notice of the public hearing PB 17-08 through PB 17-09 was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen.

PB 17-10 The Park Theatre, 19 Main St., Map 238 / Lot 16, Zone: General Business

Compliance Hearing – The applicant requests a compliance hearing for case number PB 16-02.

The public hearing was called to order. Chairman Gordon stated that they have come to the decision that they are not going to have a hearing tonight on this matter. The finding of the Planning Board's original decision is considered final at this point.

PUBLIC HEARING - ACCEPTANCE

1. PB 17-09 Pelletier, Wendy (for Bean Family Heirs), Matchpoint Road, Map 237/Lots 6,7,35,36 & 37, Zone: Rural (with town water)

Technical Subdivision – The applicant proposes a lot line adjustment.

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

The board unanimously voted to grant the requested waivers for checklist items 12-18.

PUBLIC HEARING – NEW

To amend:

Site plan and subdivision regulations to address storm water management.

Exact text is available on the Town web site, the Planning office and with the Town Clerk.

Presentation: Planner Carr

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Appearances:

Planner Carr stated there have been no changes since the last working session. She did meet with Charlie Koch of the Conservation Commission to address the calculations and they learned that the estimates of flow were in the right parameters for the modeling.

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

2. PB 17-09 Pelletier, Wendy (for Bean Family Heirs), Matchpoint Road, Map 237/Lots 6,7,35,36 & 37, Zone: Rural (with town water)

Technical Subdivision – The applicant proposes a lot line adjustment.

Presentation: Wendy Pelletier

Appearances:

Ms. Pelletier is representing the Bean family heirs who are proposing a lot line adjustment. Match Point is a private road extending from Route 124 to Harkness Rd. and Matchpoint is on an abutting lot owned by the heirs and not part of each individual house lot. If approved, it would allow the subject parcels to obtain ownership of their driveways.

The sewer lines come off a right of way from Route 124 and travel along the back of the houses so there will be a sewer line easement back there. The water line comes from Harkness Rd. and travels to the first two houses; the last house has a private well and does not access town water. There was a brief discussion regarding the new lot numbers. Planner Carr explained that the numbers on the plan should reflect a change and this is done by adding “.1” to the lot numbers.

Chairman Gordon asked if the easements were already in place. Ms. Pelletier explained that they are in process.

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

PUBLIC HEARING – CONTINUED

4. PB 17-08 Therriault, James, 16 Coll’s Farm Rd., Map 254 / Lot 23, Zone: Rural (without town water)

Site Plan – The applicant proposes the addition of a fourth business inside an existing building.

Presentation: Jim Therriault

Appearances:

Mr. Therriault was before the board at the April meeting. The meeting was continued to this evening with the following items to be addressed: obtain a variance from the ZBA to allow the proposed operation in the rural district, strike “New Addition” from the plan submitted, strike the words “New Entrance” from the plan submitted and show the area for proposed tenancy for this site plan review.

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Member McKenzie asked if the variance was obtained. Recording secretary Brayall stated that it was. Mr. Therriault submitted a revised plan and upon review by the board all outstanding issues appeared to be addressed.

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

DECISIONS

To amend:

Site plan and subdivision regulations to address storm water management.

Exact text is available on the Town web site, the Planning office and with the Town Clerk.

On a motion by McKenzie, seconded by Weimann the proposal to amend the site plan and subdivision regulations to address storm water management was adopted as presented and per testimony given. (7-0)

2. PB 17-09 Pelletier, Wendy (for Bean Family Heirs), Matchpoint Road, Map 237/Lots 6,7,35,36 & 37, Zone: Rural (with town water)

Technical Subdivision – The applicant proposes a lot line adjustment.

On a motion by Farmer, seconded by McKenzie the application proposing a lot line adjustment was approved as presented and per testimony given subject to the following conditions precedent. The plan submitted is on file with this office with a plan date of April 4, 2017 and stamped by Wendy S. Pelletier, LLS. (7-0)

Conditions Precedent:

1. Water, sewer and electric easements to be added to the plan
2. Update plan to reflect revised lot numbers

4. PB 17-08 Therriault, James, 16 Coll's Farm Rd., Map 254 / Lot 23, Zone: Rural (without town water)

Site Plan – The applicant proposes the addition of a fourth business inside an existing building.

On a motion by McKenzie, seconded by Merrell the application proposing a fourth business inside an existing building was approved as revised and per testimony given. The plan submitted is on file with this office with a received date of May 9, 2017, a plan date of September 17, 2008 and stamped by Al Vorce, LLS. (7-0)

OTHER BUSINESS

- Planner Carr stated that the new Land Use books should be available in the next couple of weeks.
- Transportation project update: Planner Carr stated the Advisory Committee and Town Staff met this morning. The schedule was reviewed which will involve some up-front work; survey work is

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happening now. The meetings for the Advisory Committee, which will meet nine times over the next eighteen months, will consist of three public (informational) meetings for getting feedback, four newsletters and the possibility of the web site for individual feedback. There will be a public hearing held by representatives of our local executive council and the Executive Council will appoint three people to be judges to hear what the proposal is and what the community feels about it.

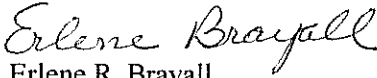
Member McKenzie asked if the overall project schedule was on the website. Planner Carr stated that it is in the scope. Town Manager Frederick interjected that it is on the website linked to the DOT website. All the information provided at the meeting will be on there.

- Chairman Gordon asked about the completion of the water main project. Planner Carr stated that she has spoken with Doug Starr at the DPW and was told there is a punch list. The road will not be rebuilt. A skim coat is scheduled for July.
- Member McKenzie stated the Apportionment Committee met and decided on an eight-person committee; four from each town and a quorum will be three members from each town. When voting, consensus is majority plus one. Also, the two members of the committee that represent the two Selectboard's were asked to approach the Selectboard's with the idea of would the two towns consider engaging the same Assessors. The next meeting is Thursday.
- Member Devlin is the planning board representative to the Historic District Commission. The most recent meeting involved what was the Currier House in Jaffrey Center.
- Member McKenzie noted that the school district received a \$250,000 grant to put towards their energy upgrade.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Submitted:


Erlene R. Brayall
Recording Secretary

Attest:

Tim Gordon
Chairman, Jaffrey Planning Board