

TOWN OF JAFFREY
Jaffrey, New Hampshire
Select Board Meeting Minutes
July 24, 2017

Chairman: James Moore

Selectmen: Franklin W. Sterling, Jr., James Weimann

Town Manager: Jon Frederick

Staff: Judy Zola, Administrative Assistant, Jo Anne Carr, Planning & Economic Development

Guests: Lars Traffie, Aaron Seppala

Residents: Owen Houghton, Paul St. Pierre, Bob Sherman, Tim Gordon, Andy Webber, Kate Stanbury, Ruth Webber

A. Call to Order – 6:00 pm

B. Public Hearings None

C. Approval of Meeting Minutes

On a motion by Weimann, seconded by Sterling, the Public Minutes of 06/23/17 were approved (3-0)

On a motion by Sterling, seconded by Weimann, the Public Minutes of 6/26/17 were approved (3-0)

On a motion by Sterling, seconded by Weimann, the Non-Public Minutes of 6/26/17 were approved and sealed indefinitely (3-0)

D. Appointments None

E. Consent Agenda

1. Payroll and Vendor Manifests

2. Abatements

a) #17-47 – Jon Frederick – 24 Carey Road - \$ 32.25 -Sewer

b) #17-48 – Matthew MacIntyre – 35 Rowley Circle - \$1,213.34 – Water

AMOUNT OF ABATEMENT APPROVED WAS FOR \$ 606.67

c) #17-49 – Jordan Uusitalo – 21 School Street - \$ 100.68

AMOUNT OF ABATEMENT APPROVED WAS FOR \$ 67.96

3. Land Use Change Tax

a) Michael & Kendra Shea – 255 Ingalls Road - \$ 4,250.00

TABLED – AWAITING CLARIFICATION FROM ASSESSOR

4. Raffle Request – Santa’s House – Festival of the Fireworks 8/19/17

5. Meetinghouse Request –#17-9 - The First Church in Jaffrey – Annual Fair – 7/30- 8/3

6. PA-28 Taxable Property Form

7. DRA Application for Reimbursement Form

8. Tax Collectors Seventh Cycle 2017 Water and Sewer Commitment Warrant
 - a) Water - \$ 117,687.65
 - b) Sewer - \$ 105,325.29

9. Tax Collector's Seventh Cycle 2017 Septic Haulers Commitment Warrant
 - a) \$ 17,371.25

On a motion by Sterling, seconded by Weimann, the consent agenda was approved with #3-A being tabled and #2 B & C with changed amounts. (3-0)

F. Old Business

- United Church of Jaffrey Request for Reconsideration of Mountainside Senior Housing Project - Owen Houghton, read the Church Council letter to the Selectmen requesting them to reverse their previous vote to deny SWCS funding application. Without the Town applying on behalf of SWCS, the funding and project will fall through. He stated that the need for affordable senior housing is great in Jaffrey and surrounding areas. He felt that the location was ideal, being close to the Civic Center, Library, and the social services provided by the Church. Local labor and materials would be used. Many residents have spoken with him, including potential applicants who are in favor of this project.

BOS Chairman Moore took offense to the word “whimsically” that was mentioned in the paper, he stated that BOS decisions and votes were not whimsical.

Resident Paul St. Pierre stated that senior housing is much needed here in Jaffrey. He has looked into senior/affordable housing and the waiting lists are 2-4 years. The St. Patrick's school location is within walking distance to downtown and he supports Owen. He did suggest a food market would be a good idea in the school building, since there are no food markets in close proximity to Jaffrey.

Resident Bob Sherman questioned if building this project was the best use for this property. He stated he would like to see the lot remain intact and rehabilitating the school building. Since there is no public transportation, he felt it was a safety issue for the elderly residents to be crossing Route 202. He also mentioned that the Jaffrey residents should be able to choose where their tax dollars go.

Resident Tim Gordon appreciates the need for senior housing, but feels this location is not appropriate. By building this in the parking lot, he feels this will deter the sale of the school building.

Resident Andy Webber stated he is for senior housing, but this is the right idea in the wrong building site.

Resident Kate Stanbury believes affordable housing is a good idea, but feels this is a bad location because it would limit options for the rest of the lot. She lives across the street

and didn't want the large building in front of her house. In addition, the parking lot is used for overflow parking for many other events that happen in town.

Jo Anne Carr, Planning and Economic Development Director, stated that the W. Cross building on Webster street has had a Brownfields assessment, making it more attractive to buyers. St. Patrick's school has been nominated to have an assessment done. According to a Planning and Economic Development survey, residents have a strong desire for senior housing.

The BOS, by consent upheld their 6/26/17 decision, which was 1 vote yay (Sterling) 2 votes Nay (Moore & Weimann).

- Hope Fellowship Tax Exempt Status -Lars Traffie and Aaron Seppala were in attendance representing Hope Fellowship requesting that the BOS reconsider their previous denial of tax-exempt status. Paul McKenney, Jaffrey Town Assessor, had reviewed the case and recommended the BOS to uphold their previous denial ruling, stating that Hope Fellowship did not file their paperwork in a timely manner and that the building didn't meet the requirements of a tax-exempt property by the yearly deadline. Mr. Traffie stated the tardiness of the form was an unintentional oversight. Selectman Weimann stated that he knew Lars for a long time and felt he was a good person. He feels the BOS should make an exception and grant the request. Selectman Sterling also stated it was not a deliberate act to be late.

On a motion by Weimann, seconded by Sterling, tax exempt status was granted to Hope Fellowship (3-0).

G. New Business

- RV/Camper Extension -
On a motion by Weimann, seconded by Sterling, the extension was granted until 8/14/17. (3-0)
- Resolution# 2017-17 – Special Event Permit – Fireworks Parking- 8/19/17 - Monadnock Sno-Moles @ MEDEFAB 81 Turnpike Road On a motion by Sterling, seconded by Weimann, Resolution #2017-17 was approved (3-0).
- Resolution # 2017-18 – Adoption of Complete Streets - On a motion by Sterling, seconded by Weimann, Resolution #2017-18 was approved (3-0).
- Resolution # 2017-19 – Acceptance of Rail Trail Land - On a motion by Sterling, seconded by Weimann, Resolution #2017-19 was approved (3-0).
- Communications & Social Media Policy & Guidelines – TM Frederick explained that the guidelines/policy should be in place before Facebook page is started. These are common sense guidelines. The Facebook page will not be interactive, it will be a useful tool to get Town notices to residents quickly. The updated Town website should be launched on

September 1st. On a motion by Sterling, seconded by Weimann, the Policy & Guidelines were approved (3-0)

- Damaged Monitoring Wells – TM Frederick stated that in November 2016, all wells were intact. According to a report in May 2016 there were 2 wells damaged and 2 were missing. These wells are critical to the monitoring process. The damaged wells are on the former Elite Laundry site and Belletetes property. It will be the property owner's responsibility for the repair costs and it was suggested that the Town communicates with the owners regarding the anticipated costs.
- Sandy Lane and Sandy Beach Issues – There have been numerous complaints to Police regarding the blocking of Sandy Lane due to beach-goers parking on both sides of the road. The Fire and Police departments recommend no parking for the entire length of Sandy Lane. Trash is also an issue with 2 pickups per week. For next year, the trash cans will be removed. It was decided there will be a public hearing on August 14th to propose no parking.

H. Reports to the Select Board

- **Selectmen's Reports**
 - Moore:
No updates
 - Sterling:
 1. The Governor vetoed HB-86- requiring ZBA to vote on certain criteria on variances requests. Both the House and Senate approved it on a voice vote. The Governor thought the bill was too restrictive.
 2. HDC met on July 10th. Certified Local Government presented the HDC with a certificate complimenting them on 25 years of service. It was suggested to post this picture on Facebook/website.
 3. There's a traffic concern at the intersection of Harness/Bryant and Route 124. It was suggested discontinuing a portion of it so all traffic would enter and exit at the more visible section at Rte. 124. The HDC doesn't have an issue with the discontinuance. Abutters to the discontinued road would gain their half of the discontinued road.
 - Weimann:
 1. Attended the water rescue simulation at Gilmore Pond on 7/11/17. Feels that the Fire Department rescue boat was not adequate.
 2. On 7/11/17 the ZBA walked the Belletetes property to review area.
 3. Cemetary Committee is working on cleaning gravestones and looking into repairing gravestones at the Old Burial Ground.
 - Town Manager's Report
 1. HGTV will be filming an episode of Log Cabin Living in Jaffrey in August.
 2. The reply letter to Carolyn Howard was presented.
 3. Emailing of PDF files of BOS agenda and agenda items prior to meetings was suggested if BOS cannot get into Town Office to review files.

4. TM will be out of the office Friday afternoon until Monday afternoon.
5. TM Will be attending a conference in Maine 8/9/17-8/11/17.
6. Riverfest is occurring this Saturday 7/29/17.
7. Flooring will be done in the Town Office. When tile is replaced in front entryway, the Town Office will need to be closed.
8. There will be some reconfiguring needed to be done in the Town Clerk's office to accommodate another work station.
9. The Daughters of the Revolution will be coming to Jaffrey this weekend. Selectman Sterling will be representing the Town due to TM Frederick being out of town.

I. Other Business

J. Non-public Session

K. Adjournment

Meeting adjourned at 7:26 pm, on a motion by Sterling, seconded by Weimann (3-0).

Submitted:

Attest:

Judith A. Zola
Administrative Assistant

James C. Moore
Chairman

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