

**TOWN OF JAFFREY
JAFFREY, NEW HAMPSHIRE**

HISTORIC DISTRICT COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held 7:00 p.m., Thursday, January 15, 2015 at the Town Offices to consider the following:

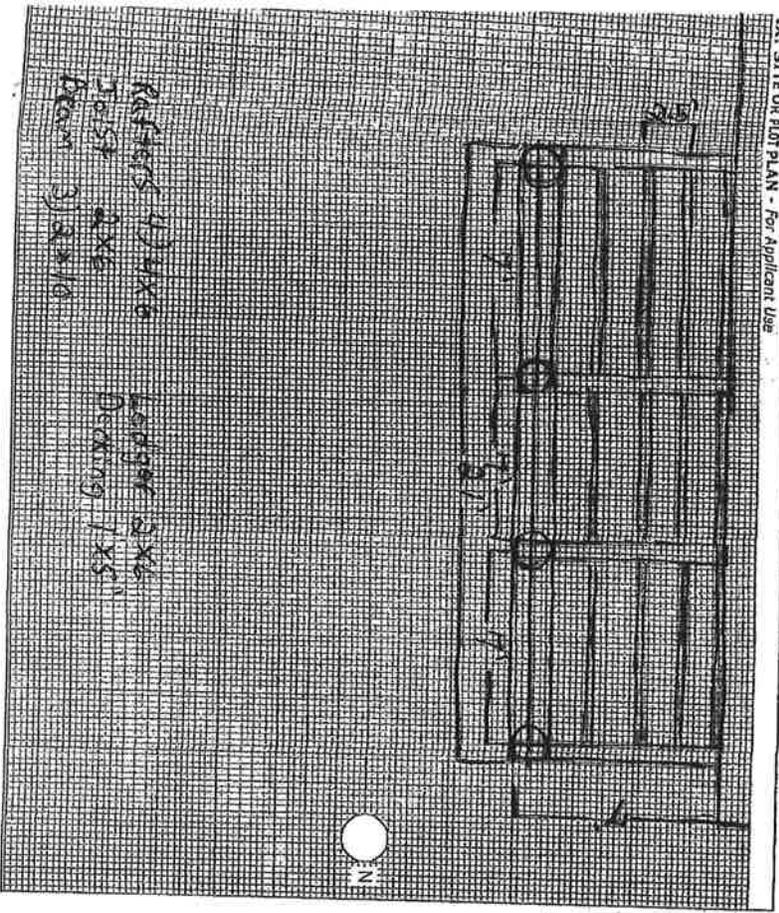
Public Hearing - New Item:

**381 Main Street, Jaffrey, NH 03452 (Estate of Sally Roberts)
Map 228/ Lot 33
[Application 1-2015]
Request for approval of repairs of front porch at property.**

You are invited to appear in person or by agent or counsel to state reasons why you think this request should or should not be granted. Written concerns should be submitted to the Town Office prior to the meeting.

Applications and supporting documents are available for review in the Jaffrey Town Office between 8:30 a.m. and 5:00 p.m. Monday through Friday or you may call the Town Office at 532-7445 or on line at <http://town.jaffrey.nh.us/pages/index>

VII. ZONING PLAN EXAMINERS NOTES	
DISTRICT	
USE	
FRONT YARD	
SIDE YARD	SIDE YARD
REAR YARD	
NOTES	



IX. SITE OR FLOT PLAN - For Applicant Use



IMPORTANT - Applicant to complete all items in sections I, II, III, IV and IX.

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

I. LOCATION OF BUILDING
 AT (LOCATION) 381
 BETWEEN PARSONS LK AND MAN ST
 DIVISION 33 AND THACADIC ROAD RD
 BLOCK 218 LOT 25 AC

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

A. TYPE OF IMPROVEMENT
 1. New building
 2. Addition (if residential, enter number of new housing units added, if any, in Part D, 13)
 3. Alteration (See 2, above)
 4. Repair (rebracement)
 5. Wrecking (if multifamily residential, enter number of units in building in Part D, 13)
 6. Moving (relocation)
 7. Foundation only

B. OWNERSHIP
 8. Private (individual, corporation, nonprofit institution, etc.)
 9. Public (Federal, State or local government)

D. PROPOSED USE - For "Wrecking" most recent use
 Residential
 12. One family
 13. Two or more family - Enter number of units - 2
 14. Transient hotel, motel or dormitory - Enter number of units - 2
 15. Garage
 16. Carport
 17. Other - Specify _____

Nonresidential
 18. Amusement, recreational
 19. Church, other religious
 20. Industrial
 21. Parking garage
 22. Service station, repair garage
 23. Hospital, institutional
 24. Office, bank, professional
 25. Public utility
 26. School, library, other educational
 27. Store, mercantile
 28. Trunk, towers
 29. Others - Specify _____

C. COST
 10. Cost of improvement
 To be installed but not included in the above cost:
 a. Electrical
 b. Plumbing
 c. Heating, air conditioning
 d. Other (elevator, etc.)

11. TOTAL COST OF IMPROVEMENT \$ 3,840.00

(omit cents)

Nonresidential - Describe in detail proposed use of buildings, e.g. - food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, retail office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.
Repair/replace, columns
Flashing, roll roofing

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

E. PRINCIPAL TYPE OF FRAME
 30. Masonry (wall bearing)
 31. Wood frame
 32. Structural steel
 33. Reinforced concrete
 34. Others - Specify _____

F. PRINCIPAL TYPE OF HEATING FUEL
 35. Gas
 36. Oil
 37. Electrically
 38. Coal
 39. Others - Specify _____

G. TYPE OF SEWAGE DISPOSAL
 40. Public or private company
 41. Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY
 42. Public or private company
 43. Private (well, cistern)

I. TYPE OF MECHANICAL
 44. Will there be central air conditioning?
 45. Yes
 46. No
 47. Will there be an elevator?
 48. Yes
 49. No

J. DIMENSIONS
 48. Number of stories.....
 49. Total square feet of floor area, all floors, based on exterior dimensions.....
 50. Total land area, sq. ft.

K. NUMBER OF OFF-STREET PARKING SPACES
 51. Enclosed.....
 52. Outdoors.....

L. RESIDENTIAL BUILDINGS ONLY
 53. Number of bedrooms.....
 54. Number of bathrooms.....
 Full.....
 Partial.....

CK# 560
 \$50

APPROVED

2014-129

IV. IDENTIFICATION - To be completed by all applicants

Name	Hailing address - Number, Street, City and State	ZIP code	Tel. No.
1. Owner or lessee	Kira Roberts 5 Palmer Rd Northford MA	01915	781-531-9885
2. Contractor	John Brown 11 Moore Pike Taftsbury NH	Contractor License No. 03919	603-884-1982
3. Architect or Engineer			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to confirm to all applicable laws of this jurisdiction.

Signature of applicant: *John Brown* Address: 11 Moore Pike Taftsbury NH 03919 Application date: 12/21/14

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		\$					
PLUMBING		\$					
MECHANICAL		\$					
ELECTRICAL		\$					
OTHER		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

	Check	Gate Number	BY	Check Date Obtained	Number	BY
BOILER						
CURB OR SIDEWALK CUT						
ELEVATOR						
ELECTRICAL						
FURNACE						
GRADING						
OIL BURNER						
OTHER						

VII. VALIDATION

Building Permit Number	Use Group	ECA DEPARTMENT USE ONLY
Building Permit Issued	Fire Grading	
Building Permit Fee \$	Live Loading	
Certificate of Occupancy \$	Occupancy Load	
Drain Tile \$	Approved by:	
Plan Review Fee \$	TITLE	

NOTES and Data - (See Department 705)

The plan is to replace board in front of porch. It is in the back. Check all calls for State copies if needed. by wire call roofing and flashing. signs are extra, and get back up original signs.

* Replacing what was already there

* will be all wood materials, as close to original as possible.

Permitting Process & Checklist

Applicant Name John Brown
 Address 11 Bruce Pk
 Phone # 603 566 1721
 Date 12/12/14
 Location of Property 381 main st Maplot 228/53
 Email John.Brown@contractors.com

Rating: Permit #	_____
Build/Code Book	_____
Planning	_____
D.P.W.	_____
Fire	_____
Police	_____
Tax Collector	_____

The following items may or may not be required prior to the issuance of a building permit for any project. Your permit will be circulated among Town Departments for review and comment. Any issues/questions will be noted below and must be addressed by the applicant prior to the issuance of the building permit.

Please contact the Jaffrey Building Department for information regarding your specific project.

Step 1: Building Dept.

Permit fees are determined by the total sqft of the building to include all Floor Space, Basement, Deck, Garage and Outbuildings. Fees will be determined upon submission of the building permit application. One complete set of Building Plans showing the Foundation, Framing Details, Floor Plan and Exterior View must be submitted. Commercial/Industrial. Multitenant properties shall submit two copies with the required State of New Hampshire Engineer Stamp. Any structure containing pre-engineered materials such as roof trusses or supporting beams shall be accompanied by engineer's documents. Truss construction must also show snow loading.

Item	Applicable	Not Applicable	Received
Building Plans			SKETCH ON BACK
Copy of Deed	BY FILE	ESTIMATE	21 STACY ADVERTS
State Septic Approval			
NH Energy Code Approval			
Permit Fees (Sign, vendors, etc)			\$ 50 building permit

Zoning District (Subdistrict)	Size SB / Rear SB	Front Setback / Frontage	Wetland/ Shoreland
Zone: <u>R1 STORAGE DISTRICT</u>			
Main Street Program Area			
Prel Plan Approval			
Land Use Change Tax			
Property in Flood Plain			

Comment: TRIGGER LAND USE CODE S1111 BUILDING PERMIT'S REQUIRED

HISTORIC DISTRICT REGULATIONS PARAGR 177 of ZUC
NH RSA 676:8 676:9 ISSUING + APPROVALS

ORGANIZATION, MEETINGS, AND RULES

The commission shall elect a chairman, vice chairman, and secretary from the appointed members and create and fill such offices, as it may deem necessary for its work. The term of all officers shall be one year, but any officer may succeed himself. The commission shall meet at the call of the chairman and at such other times as the commission may determine and shall adopt rules in accordance with the provision of the implementing ordinances of the municipality. All meetings and records of the commission shall be open to the public.

POWERS AND DUTIES

It shall be the duty of the commission to develop a policy for the accomplishment of the purposes of this subdivision within said historical district and within the provisions of the ordinances and to relate said policy to the comprehensive plan of Jaffrey. The commission shall have the power to accept, review, and act upon all applications for building permits in reference to properties situated within the boundaries of any historic district established hereunder. Such power of review and approval or disapproval shall be limited to those considerations that affect the relationship of the applicant's proposal to the property's surroundings, to the location and arrangements of structures, to the architectural treatment of the exterior features, and to affect the character and integrity of said district to achieve the purpose of this subdivision. It shall be the duty of the commission to request reports and recommendations regarding the feasibility of the applicant's proposal from the Planning Board, Fire Chief, Health Officer, and such other administrative officials who may possess information pertinent to the application. It shall be the duty of the commission to seek advice from such professional, educational, cultural, or other groups of persons as may be deemed necessary for the determination of a reasonable decision. The commission shall have the power to engage such technical assistance and consultants as may be deemed necessary to carry out the purpose of this subdivision. The commission shall have the power to accept and use gifts, grants, or contributions for the exercise of its functions. It shall be the duty of the commission to file with the Selection either a certificate of approval or a notice of disapproval following the review and determination of the application. Said certificate shall be filed with the Town Clerk within 45 days after the filing of the application for said certificate, unless the applicant shall agree to a longer period of time. No building permit shall be issued until a certificate of approval has been filed, but in the case of disapproval, such notice shall be binding upon the Town Clerk and no permit shall be issued. Failure to file said certificate within the specified period of time shall be deemed to constitute approval by said commission.

CHANGES IN EXISTING BUILDINGS, LAND, AND USES

When an exterior change, including color of paint, or change in use of building or land is contemplated, details shall be submitted to the commission. The commission shall have the power to accept, review, and act upon the proposed changes situated within the boundaries of the Historic District.

HISTORIC DISTRICT BOUNDARIES

The bounds of the Historic District shall begin on the west wall of the Carter Cemetery (Tax Map 228/Lots 98 and 99), continuing on the same line across Tax Map 228/Lot 107 and across Main Street proceeding 200 feet south of Main Street to the middle of Tax Map 228/Lot 20 and 660 feet from the point of beginning, thence running westerly 200 feet south of Main Street. This bound continues running roughly parallel to Main Street with a length of approximately 2,015

- 5.8. The establishment or use of private or commercial facilities for the storage and/or disposal of hazardous wastes (as defined by the Atomic Energy Act of 1954, as amended) is prohibited.
- 5.9. Owners, developers, and users of land and buildings should be aware of the following Town of Jaffrey regulations that also govern the use of land and buildings:
- a) Historic District Regulations
 - b) Manufactured Housing/Mobile Home Park Regulations
 - c) Wetlands Conservation District Regulations
 - d) Rules and Regulations for Controlling Subdivisions
 - e) Rules and Regulations Governing the Excavation of Earth
 - f) Airport Regulations
 - g) Town of Jaffrey Ordinances governing signs and governing fire remains and other ruins (March 9, 1965, as amended)
- 5.10 The provisions of the NFPA Life Safety Code, as amended, are adopted by reference. Such adoption includes all code provisions and amendments except those pertaining to penalties.
- 5.11 Building permits, when required:
- 5.11.1 Residential one- and two-family construction:
- A permit shall be obtained before beginning construction, alteration, or repairs other than ordinary repairs using application forms furnished by the Building Inspector. Ordinary repairs are nonstructural repairs. (Amended 1990)
- 5.11.2 Industrial, commercial and multifamily construction:
- A permit shall be obtained to construct, enlarge, alter, or demolish a structure; or to change the occupancy of a building or structure requiring greater strength, exit, or sanitary provisions; or to change to another use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code without first filing an application with the Code Official in writing and obtaining the required permit therefor; except that repairs (as defined in the ICC National Building Code - current edition) that do not involve any violation of this code shall be exempted from this provision. (Amended 1990, 2003)
- 5.12 All industrial, commercial and residential construction shall conform in all respects to the requirements of the current edition of the ICC National Building Code currently adopted by the State of New Hampshire at the time the required permit for construction is issued pursuant to paragraph 5.11.2 above. (Amended 2002, 2003, 2014)
- 5.13 No building or addition to a previously existing building shall be occupied or used for any purpose and no building shall be changed to another use (including conversion from seasonal to year-round use) until a Certificate of Occupancy shall be issued by the Board of Selectmen. Such certificate shall be issued by the Board of Selectmen or their designee only after they have inspected the property and found it complies with all provisions of the Jaffrey Zoning Ordinance, with buildings

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ADW
EDUCRES
676:10

Historic District Commission

Cross References: Building codes generally, see RSA 674:1 et seq., building permits generally, see RSA 675:1 et seq.
Historic districts generally, see RSA 674:45 et seq.
Promotion of New Hampshire historic landmarks from development, see RSA 227:524 et seq.

676:8. Issuing Approval for Building Permits.

The historic district commission shall review applications for building permits within the historic district for their impact on the historic district and its objectives by:
I. Requesting reports and recommendations regarding the feasibility of the applicant's proposal from the planning board, fire chief, building inspector, health officer and other administrative officials who may possess information concerning the impact of the proposal on the historic district.
II. Seeking advice from professional, educational, cultural or other groups or persons as may be deemed necessary for the determination of a reasonable decision.
III. Filing with the building inspector or other duly delegated authority either a certificate of approval or a notice of disapproval following the review and determination of the application.

Source: 1983, 447:1, eff. Jan. 1, 1984.
Powers and duties of historic district commission generally, see RSA 674:6-4.

Cross References: Issuance of certificate of approval or notice of disapproval, see RSA 675:2.

NOTES TO DECISIONS

to make a group assessment of information that was more than the mere personal opinion of one or more persons.
119 N.H. 944, 469 A.2d 1346, 1379 N.H. 425 (1979). (Decided under prior law.)
The statute imposed a duty on district commissions (prior law.)

676:9. Procedure for Approval of Building Permits.

I. The historic district commission shall file a certificate of approval or a notice of disapproval pursuant to RSA 676:8. II within 45 days after the filing of the application for the certificate, unless the applicant agrees to a longer period of time.
II. No building permit shall be issued until a certificate of approval has been filed with the building inspector; but, in the case of disapproval, notice of disapproval shall be binding upon the building inspector or other duly delegated authority, and no permit shall be issued.
III. Failure to file the certificate within the specified period of time shall constitute approval by the commission.

Source: 1983, 447:1, eff. Jan. 1, 1984.

676:10. Enforcement by Historic District Commission.

1. In municipalities which have established one or more historic districts pursuant to RSA 674:46, but which have no local zoning ordinances, the historic district commission shall have within the bounds of the historic district all the authority, powers and duties prescribed in this chapter for planning boards insofar as such authority, powers and duties are within the intent of the historic district commission's grant of power. In such municipalities, the requirement of conformity with the local zoning ordinance, as provided in RSA 674:46, shall not apply.

676:11

II. In municipalities which do not have a planning board, the requirements of RSA 674:46 and 676:5 relating to conformity with the master plan and the requirement of RSA 673:4 that one member of the commission may be a planning board member shall not apply.
III. In municipalities which do not have a building inspector, the certificate of approval of municipalities, as provided in RSA 675:8, III, shall be the equivalent of a building permit. In appeals from decisions of the historic board of adjustment, motions for rehearing and provisions of RSA 677, insofar as applicable, shall be governed by the provisions of RSA 677, insofar as applicable.

Source: 1983, 447:1, eff. Jan. 1, 1984.
Powers and duties of planning boards generally, see RSA 675:4 et seq.

Cross References: Powers and duties of historic district commission generally, see RSA 674:6-4.

Building Permits

Cross References: Building codes generally, see RSA 674:1 et seq., zoning ordinances generally, see RSA 674:16 et seq., powers of building code board of appeals generally, see RSA 674:34.

676:11. Building Permits Required.

After a municipality has adopted a building code, any person who intends to erect or remodel any building in the municipality shall submit the plans to the building inspector for construction. The building inspector's examination and approval prior to commencement of the planned construction.

Source: 1983, 447:1, eff. Jan. 1, 1984, 1986, 226:2, eff. Jan. 1, 1990. Substituted "the building inspector" for "the preceding commission".

676:12. Building Permits to be Withheld in Certain Cases.

I. The building inspector shall not issue any building permit within the 120 days prior to the annual or special town or village district meeting if:
(a) Application for such permit is made after the first legal notice of proposed changes 675:7, and
(b) The proposed changes in the building code or the zoning ordinance would, if adopted, justify refusal of such permit.
II. After final action has been taken on the proposed changes in the building code or zoning ordinance, the building inspector shall issue or refuse to issue a permit which has been held in abeyance under this section pursuant to a final action under this section.
III. The provisions of paragraph I shall not be applicable in a city or in a county in which there are located unincorporated towns or unorganized places unless the governing body of the city or the county votes by majority vote to be subject to the provisions of such paragraph.
IV. The building inspector may be authorized by the local legislative body to issue a temporary occupancy permit not to exceed 30 days, which may be extended at the discretion of the building inspector.

V. No building permit shall be denied on the grounds of uncompleted streets or utilities when the construction of such streets or utilities has been secured to the municipality by a bond or other security approved by the planning board pursuant to RSA 674:36, III or RSA 674:44, IV; provided, however, that on land which is part of a subdivision plat or site plan.











