

**TOWN OF JAFFREY
NEW HAMPSHIRE**

HISTORIC DISTRICT REGULATIONS

NOTE: The term "regulation" is used herein to mean ordinance

PURPOSE

The preservation of structures and places of historic and architectural value is hereby declared to be a public purpose. The heritage of Jaffrey Center will be safeguarded by:

- (a) preserving a district that reflects elements of its cultural, social, economic, political, and architectural history;
- (b) conserving property values in such district; and
- (c) fostering civic beauty; promoting the use of an historic district for the education, pleasure, and welfare of the citizens including scenic views. (Amended 2001)

AUTHORITY GRANTED

For the purposes of this subdivision, the Town Meeting of March 11, 1969, voted the authority to establish, change, lay out, and define the Historic District of Jaffrey Center. Within said district, the construction, alteration, painting, moving, demolition, or use of structures and places shall be regulated by the Historic District Commission.

HISTORIC DISTRICT COMMISSION

The Moderator shall appoint the Historic District Commission members.

MEMBERSHIP, QUALIFICATIONS, TERMS, VACANCIES

The membership of such commission shall consist of not less than five nor more than seven members.¹ All members shall be residents of Jaffrey and one shall be a member of the Board of Selectmen, thereof, and one shall be a member of the Planning Board. In determining the qualification of a member of said commission, the Moderator shall take into consideration his demonstrated interest and ability to understand, appreciate, and promote the purpose of this subdivision. The members of said commission shall be appointed for three-year terms, except the initial appointments shall be staggered so that subsequent appointments shall not recur at the same time. Members of said commission shall serve without compensation and shall serve no more than two successive terms. In the event of a vacancy on the commission, interim appointments may be made by the appointing authority to complete the unexpired term of such position.

¹ This ordinance was amended by vote of Town Meeting (March 14, 1989) to authorize the appointment of three alternate members in addition to the five to seven at large and *ex officio* members.

**TOWN OF JAFFREY
NEW HAMPSHIRE**

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 Selectmen 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 aid 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 Cutter 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 turning westerly 200 feet south of Main Street. This bound continues running roughly parallel to Main Street with a length of approximately 2,015 feet to the south corner of Tax Map 228/Lots 57 and 59; thence continuing to the northwest

**TOWN OF JAFFREY
NEW HAMPSHIRE**

corner of the "Old Burial Ground," located at Tax Map 228/Lot 67; thence easterly on the north wall of the cemetery located on Tax Map 228/Lot 57, and continuing on the same line to the westerly line of Tax Map 228/Lot 80; thence turning northerly along the west line of Lot 80 and continuing approximately 115 feet to the northwest corner of Lot 80; thence continuing approximately 800 feet east to a point 200 feet east of Thorndike Pond Road; thence turning and running southerly approximately 200 feet from and paralleling Thorndike Pond Road to a point 185 feet north of the north side of Main Street; thence turning and running easterly to the point of beginning.

INTERPRETATION

Nothing in this subdivision shall be construed to prevent ordinary maintenance or repair of any structure or place within the Historic District nor to prevent the construction, alteration, repair, moving, or demolition of any structure under a permit issued by the Town Clerk prior to the establishment of any such district.

APPEAL

Any person or persons jointly or severally aggrieved by a decision of the commission shall have the right to appeal concerning such decision to the Board of Adjustment.

SEPARABILITY

In case of any subsection, paragraph, or part of this subdivision being for any reason declared invalid or held unconstitutional by any court of last resort, every other subsection, paragraph, or part shall continue in full force and effect.

REMEDIES FOR VIOLATIONS

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, or land is used in violation hereof or of any ordinance or other regulation made under authority conferred hereby, the Selectmen may institute any appropriate action or proceedings to prevent such unlawful action to restrain, correct, or abate such violation, to prevent the occupancy of the building, structure or land, or any illegal act or use in or about such premises.

EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage.