

TOWN OF JAFFREY
Jaffrey, New Hampshire
BOARD OF ADJUSTMENT
Meeting Minutes
August 5, 2014

Present: Chairman Sawyer, Members Dodge, Belletete, Cournoyer, Tieger and Webber

Absent:

Staff: Recording Secretary Lemire

MEETING MINUTES APPROVAL

On a motion by Tieger, seconded by Webber the minutes for the July 1, 2014 meeting were approved as submitted. (3-0)

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 7:30 p.m. Notice of hearing for case No. ZBA 14-07 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building, the Library and the town web site; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen; and notice of hearing was sent by certified mail to all abutters whose names were provided by the applicants. Immediately following the call to order the board unanimously voted to recess in order to make their site visit. The meeting reconvened at 7:55 p.m.

Public Hearing - New Items

1. ZBA 14-07 Fieldstone Land Consultants, PLLC (property of San-Ken Homes, Inc.) 70 Howard Hill Rd., Map 240 / Lot 64, Zone: Residence B (with town water)

Special Exception – The applicant proposes a wetlands crossing and buffer disturbance for a proposed common driveway to be located off Carey Road. (Land Use Code, Section XX, 20.6.1)

Presentation: Michael Ploof, LLS Fieldstone Land Consultants, PLLC

Appearance: Ken Lehtonen, San-Ken Homes

Mr. Ploof is representing San-Ken Homes. They are proposing a four lot subdivision in the Residence B district at the intersection of Howard Hill Road and Carey Road. The initial lot is 2.13 acres. The applicant is requesting a special exception for a wetlands impact of 440 square feet and a wetland buffer disturbance of 4,770 square feet. There will be a common driveway that will service lots 64.3 and 64.4. It is felt that the location chosen is the best spot for the driveway avoiding the steep slopes located at the southwest corner of the lot. There is an existing stonewall that will stay intact and the silt fence will run up to it. Town sewer and water is being proposed running down the proposed common drive and then down through an easement, out to the existing manhole and in to the existing shutoffs.

Member Tieger asked if the existing house was a two family. Mr. Lehtonen stated that it is and the plan is to keep it as such.

Mr. Ploof reviewed the special exception criteria submitted to the board. In reviewing each of the four criteria it was stated 1) that after evaluating the existing conditions they realized that a common drive would be best suited as it would eliminate any work on the existing steep slopes, minimize tree clearing, land disturbance, grading and drainage requirements. The location of the driveway was designed to follow

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the existing topography to the extent possible which thereby minimizes the required grading and footprint of disturbance. 2) The proposed common driveway design has been located in the best location to minimize any impacts to the surroundings. Upon completion of the driveway construction all areas will be stabilized further reducing the proposed wetland buffer impacts as much of the disturbed area will be restored to vegetative cover. The project will not be detrimental to the neighborhood nor significantly alter the characteristics of the district. 3) The driveway design will provide for safe vehicular access to and from the property and the property will be serviced by town water and sewer. This proposal therefore provides adequate and appropriate facilities for the proposed use. 4) The proposed common driveway has been designed to minimize impacts to the steep slopes thereby minimizing tree clearing, grading, drainage and the overall disturbance footprint. Granting this exception would therefore not adversely affect any other district or portion thereof.

Member Tieger commented that Carey Road is a town road and asked how the run-off from the driveways will be addressed. Mr Ploof responded that there is a culvert at the beginning of the shared driveway. There is a 1% slope leading to a low point and another culvert. Any run-off will drain across and sheet flow down. Presently there is a swale at the beginning of the proposed shared driveway.

Member Tieger asked if existing vegetation between the subject property and Carey Road will remain. The applicant stated that between the stone wall and the road there will be no disturbance at all. Member Tieger asked if it would be a clear shot visually from Carey Road into the house lots or will there be vegetation. The applicant responded that they will leave as much vegetation as possible for privacy purposes. Member Tieger asked if the houses would be perpendicular to the road. The applicant stated that the plan is to have them view the road as much as possible. Member Tieger pointed out that Carey Road is a narrow road and asked how they planned to handle the construction vehicles. The applicant stated that all the parking areas will be prepped when the rough site work is done so that the contractors can park on the lot and not on the road.

Member Cournoyer asked if they had a price range on the houses. The applicant replied not at this time however they will be between 1,000 and 1,200 square foot homes in keeping with the neighborhood.

There being no further discussion, Chairman Sawyer closed the public hearing for this item.

DECISION

1. ZBA 14-07 Fieldstone Land Consultants, PLLC (property of San-Ken Homes, Inc.) 70 Howard Hill Rd., Map 240 / Lot 64, Zone: Residence B (with town water)

Special Exception – The applicant proposes a wetlands crossing and buffer disturbance for a proposed common driveway to be located off Carey Road. (Land Use Code, Section XX, 20.6.1)

On a motion by Belletete, seconded by Tieger the application proposing a wetlands impact of 440 square feet and a wetland buffer disturbance of 4,770 square feet for a proposed common driveway to be located off Carey Road was granted as presented and per testimony given. (5-0)

Decisions of the Zoning Board of Adjustment are subject to a 30-day appeal period for rehearing.

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OTHER BUSINESS

ADJOURNMENT

The meeting recessed at 7:30 p.m., reconvened at 7:55 p.m. and adjourned at 8:15 p.m.

Submitted:

Erlene R. Lemire

Erlene R. Lemire

Recording Secretary

Attest:

Lee A. Sawyer

Lee A. Sawyer

Chairman

Jaffrey Zoning Board of Adjustment