

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**July 1, 2014**

**Present:** Chairman Protem Dodge, Members Cournoyer, Tieger and Webber

**Absent:** Member Belletete and Sawyer

**Staff:** Recording Secretary Lemire

**MEETING MINUTES APPROVAL**

On a motion by Tieger, seconded by Cournoyer the minutes for the June 3, 2014 meeting were approved as submitted. (5-0)

**PUBLIC HEARING**

Chairman Protem Dodge called the public hearing to order at 7:30 p.m. The rules of procedure were read aloud. Notice of hearing for case No. ZBA 14-04 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. Member Cournoyer would vote.

Chairman Protem Dodge asked the applicant if they wanted to proceed with a four member board explaining that if they chose to proceed and the application is denied they cannot appeal on the grounds that a full board was not present. The applicant chose to proceed.

**Public Hearing - New Items**

1. ZBA 14-06 Alex-Barton, David and Susan, Sherwood Ln., Map 249 / Lot 22, Zone: Rural (without town water)

Special Exception – The applicant proposes to construct a driveway within the Wetlands Conservation District. (Land Use Code, Section XX, 20.7)

Presentation: Dawn Tuomala, Monadnock Survey

Appearance:

Prior to the start of the presentation the board voted unanimously that the project is not one of regional impact. (5-0)

The applicant is proposing to construct a single family home which is allowed however a small portion of the driveway will be within the seventy-five foot wetland buffer setback. A variance from the board will be needed. Ms. Tuomala displayed a colored map for the board outlining various setbacks and placement of the house. A gazebo is also shown on the plan. Placement of the structure is in accordance with the state regulations which state it can be twenty feet off of the shoreland reference line.

There is evidence of what appears to be a driveway that was started several years ago but it is right beside the wetland. In an effort to minimize the wetland impact the driveway has been moved up as much as

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possible which will also allow for better sight distance and minimize tree cutting. Ms. Tuomala reviewed the criteria for a special exception.

Chairman protem Dodge asked how far into the buffer will the driveway encroach. Ms. Tuomala replied about thirty feet.

By consensus the board agreed to recess and make a site visit. Upon their return Chairman protem Dodge called the meeting back in session.

**There being no further discussion, Chairman protem Dodge closed the public hearing for this item.**

**DECISION**

1. ZBA 14-06 Alex-Barton, David and Susan, Sherwood Ln., Map 249 / Lot 22, Zone: Rural (without town water)

Special Exception – The applicant proposes to construct a driveway within the Wetlands Conservation District. (Land Use Code, Section XX, 20.7)

On a motion by Tieger, seconded by Cournoyer the application to construct a driveway thirty feet into the wetlands buffer 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.*

**OTHER BUSINESS**

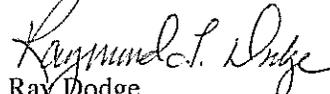
**ADJOURNMENT**

The meeting recessed at 7:52, reconvened at 8:19 and adjourned at 8:21p.m.

Submitted:

  
Erlene R. Lemire  
Recording Secretary

Attest:

  
Ray Dodge  
Chairman Protem  
Jaffrey Zoning Board of Adjustment