

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
December 10, 2013

Present: Chairman Kresge, Members Bergeron, Despres, Grodin, Merrell, Moore and Selectmen's Representative MacIsaac.

Absent: Members Deschenes

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

November 12, 2013 meeting minutes – no action

On a motion by MacIsaac, seconded by Moore the minutes of the November 20, 2013 working session were approved. (5-0)

PRELIMINARY HEARING

None

CALL TO ORDER

Chairman Kresge called the public hearing to order at 7:00 p.m. Notice of the public hearing was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen. Member Bergeron voted.

APPLICATION ACCEPTANCE

No Action

PUBLIC HEARING – NEW

1. To amend the Zoning code to improve clarity and organization. The exact text is available on the Town web site and with the Town Clerk.

Chairman Kresge stated that the majority of changes are limited to renumbering, clarification and the change of title from Zoning Ordinance to Land Use Code since it houses various bodies of regulations as well as the ordinance. There are a couple of substantive changes to be reviewed as well.

Ms. Carr stated that the entire code book has been revamped in an effort to put it in a more sensible sequence for the user. The index and page numbers will be finalized once the board makes their decision.

Following is a summary of the proposed changes:

Title Page: Should read “Jaffrey Land Use Code”

Index should be reorganized to Zoning Ordinance & Land Use Regulations – ie. 2 Sections

Note that the ordinances are identified by “section” “article” “item” choose one nomenclature and maintain consistency throughout.

Section XVI – Title Should Read “Impact Fee Ordinance”

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Conditional Use Permit and Small Wind Energy Systems – should be all caps

ZO 1 The Town has 4 overlay districts elderly, Historic, Main Street Program Area, and Shoreland. Note the Town has not adopted a map for the Main Street Program Area, a map is referenced but not described or codified anywhere. It should be included in Section XV.

ZO 3 3.4.3 “places where alcoholic beverages are sold for consumption on the premises” should be struck.

ZO 5 Re-number and bold Turnpike Road Industrial District

ZO 7 Uses in the Mountain Zone – Duplexes should be allowed by special exception, consistent with OSDP, Flexible Development and Major Residential Development

ZO 10 4.2.1 Minor Site Plan increase from 500- 1000 sq ft.

ZO 11 4.3.7 Telephone exchanges, telecommunications towers, and public utility buildings (in all districts) add Not permitted (or special exception) in the Historic District and Mountain Zone

ZO 19 Delete reference to SWRPC map – reference map in section XV. (same map just digitized)

ZO 39 Section XIII 13.1 delete regulation, insert ordinances in the Jaffrey Land Use Code.

ZO 54 Insert 15.11 Main Street Program Area (Adopted 1999) reference map and the overlay district is zoned General Business and Residence A.

Site Plan regs.

SP 3 (D) (2) Posting at least two public places in the Town (strike Post Office) & local paper

SP 5 Define Minor Site Plan 100- 500 ft (or change to 1000ft)

SP 12 Section IX Vesting – update language to 5 year exemption, 24 months, delete second paragraph (1-4) in its entirety.

SP 15 Strike all others – add Minor Site Plan add RD as building inspector

Move all maps, checklists, CUP etc to the back of the document

Subdivision regs.

Sub 6 delete (E) (3)

Sub 7 (I) (2) Posting at least two public places in the Town (strike Post Office) & local paper

Sub 11 Section VIII Vesting update language to 5 year exemption, 24 months. Delete second

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paragraph in its entirety.

Wetlands

Wet 1 Section II The purpose of this ordinance (strike regulations)

Addressing the proposed change to ZO 7 - Uses in the Mountain Zone; in consideration of it being for conservation subdivision Ms. Carr recommended trying to allow mixed housing uses for conservation development. The simplest way to make this adjustment would be to allow duplexes in addition to single family homes however duplexes will be allowed by special exception. Often times in a conservation development you might see a developer who would want to develop town house units where the garages are joined and the units are set apart. There is the possibility of sharing septic systems and driveways helping to reduce the footprint of the building and the environmental impact. This would also give greater flexibility to the developer in laying out the conservation subdivision. The primary purpose of the open space development is to preserve the integrity of the natural resources that are on site.

Selectmen's Representative MacIsaac stated that he understands where Ms. Carr is coming from but he has trouble grasping the concept because he sees trouble down the road. If it's in the ordinance allowed by special exception what kind of guidelines do you put around a special exception. Ms. Carr asked why not allow it as a permitted use and then it doesn't go to the zoning board and it's up to the planning board where it belongs under RSA 674:21.

Member Grodin asked if they would be increasing the density at all. Ms. Carr replied no, you would use the same calculations. You will have more units on one area but you will have more land area set aside.

Member Merrell is concerned with making it too easy for a duplex project to be developed.

Selectmen's Representative MacIsaac feels that they should be looking at the mountain zone as a whole, not just segments of it.

Chairman Kresge agrees and feels that this is not the proper time. It was suggested that the board defer this particular issue to next year. By consensus the board agreed.

Following the review and comments Member Grodin suggested that the minutes reflect their appreciation to Ms. Carr for all of the work done in improving the document.

There being no further questions Chairman Kresge closed the public hearing.

PUBLIC HEARING – CONTINUED

None

DECISIONS

1. To amend the Zoning code to improve clarity and organization. The exact text is available on the Town web site and with the Town Clerk.

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Decision: On a motion by Grodin, seconded by Merrill the proposed Zoning Ordinance changes as discussed moved to Town Meeting. (7-0)

On a motion by Grodin, seconded by Merrill the proposed Site Plan & Subdivision Regulations were approved and adopted. (7-0)

OTHER BUSINESS

Laurel McKenzie – Ms. McKenzie is a new resident to Jaffrey and she is interested in joining the Planning Board. She is a retired Civil Engineer and she would like to use her background to help the town prosper.

ADJOURNMENT

The meeting adjourned at 8:08 p.m.

Submitted:

Attest:

Erlene Lemire
Recording Secretary

Mark Kresge
Chairman, Jaffrey Planning Board