

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**July 9, 2013**

**Present:** Chairman Kresge, Members Bergeron, Deschenes, Despres, Merrell and Selectmen's Representative MacIsaac

**Absent:** Members Grodin and Moore

**Staff:** JoAnne Carr, Director of Planning and Economic Development

**MEETING MINUTES APPROVAL**

On a motion by Merrell, seconded by Deschenes the minutes of the April 9, 2013 meeting were approved as submitted. (6-0)

On a motion by Merrell, seconded by MacIsaac the minutes of the June 11, 2013 meeting were approved as amended. (6-0)

**PRELIMINARY HEARING**

None

**CALL TO ORDER**

Chairman Kresge called the public hearing to order at 7:00 p.m. Notice of public hearing PB 13-05 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 would vote.

**APPLICATION ACCEPTANCE**

1. PB 13-05 EMD Millipore Corp., 11 Prescott Rd., Map 256 Lot 1, Zone: Industrial

Amended Site Plan - The applicant proposes an expanded parking lot and a concrete plaza for employee use.

On a motion by Merrell, seconded by Deschenes the board granted the waiver request to the requirement for size, shape, height and location of existing structures located on the site and those within 200 feet of the site.

On a motion by Merrell, seconded by MacIsaac, the application proposing to expand a parking lot and a concrete plaza for employee use was accepted. (6-0)

**PUBLIC HEARING – NEW**

1. PB 13-05 EMD Millipore Corp., 11 Prescott Rd., Map 256 Lot 1, Zone: Industrial

Amended Site Plan - The applicant proposes an expanded parking lot and a concrete plaza for employee use.

Presentation: Gerry Blanchette, HL Turner Group

Appearance: David Gallant, Micheal Feeney – Millipore, Mark McCleod – HL Turner Group

Mr. Blanchette stated that the proposal is to modify a previously approved parking plan that called for 84 new spaces. The location would move from the back of the property to the front of the property and the

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number of spaces would total of 100. Comments from the Fire Chief included the request for a dedicated ambulance space so two parking spaces will be lost. The new proposal would alleviate employee parking problems and allow all lots to be connected so that employees and First Responders could travel from one lot to another without accessing the public roadways. There will be standard pavement along the travel lane, porous pavement in the parking spaces, landscaping improvements along Route 124, the rebuilding of the stone wall, drainage improvements and an improved employee patio area. The parking area will be below road grade and not entirely visible from the road. Although not part of this application Mr. Blanchette informed the board that the area originally approved for the 84 spaces is now being conceptually looked at for a bio-mass facility.

Mr. Mark McCleod added that if approved the modifications would include the relocation of the nitrogen tank presently located on the front side of the building. Also being submitted for the record is a copy of the spill prevention plan which is quite extensive and encompasses the entire site.

Abutter Elizabeth Johnson asked about lighting. Mr. McCleod stated there would be LED fixtures similar to what currently exists and it will be directed down onto the parking lot.

Jaffrey resident Rob Stephenson expressed concern over providing adequate landscaping along Route 124 and asked if it is necessary to have the parking lot lit all night long. Mr. Blanchette replied that the building code requires a certain amount of illumination on the paving. The area consists of a walking path and it is used by the employees for more than just coming and going. Mr. Stephenson mentioned that the "Welcome to Jaffrey" sign across the street from the facility is in need of shoring up. The request to repair has been mentioned to other entities without success. Would Millipore consider straightening the sign while their work crew is there? Mr. Blanchette was okay with that.

On a motion by Despres, seconded by Merrell the board determined that the application is not one of regional impact.

As a side note Chairman Kresge did mention to the applicant that the Bio-mass project will most likely be regional impact. This means abutter notification will be extended to include the Regional Planning Commission and abutting towns and notification must be fourteen days versus the normal twelve days.

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

**PUBLIC HEARING – CONTINUED**

None

**DECISIONS**

1. PB 13-05 EMD Millipore Corp., 11 Prescott Rd., Map 256 Lot 1, Zone: Industrial

Amended Site Plan - The applicant proposes an expanded parking lot and a concrete plaza for employee use.

On a motion by Merrell, seconded by Deschenes the application proposing an expanded parking lot and a concrete plaza for employee use was approved as presented and per testimony given subject to the following condition. (6-0)

Condition:

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1. Submission of a formal landscaping plan.

**OTHER BUSINESS**

Voluntary Merger – Teleflex – signature only.

**ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

Submitted:

Erlene Lemire  
Recording Secretary

Attest:

Mark Kresge  
Chairman, Jaffrey Planning Board