

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
July 8, 2014

Present: Chairman Kresge, Members Deschenes, Despres, Merrell, Moore and Selectmen's Representative Alternate Rothermel.

Absent: Members Bergeron, MacIsaac and McKenzie

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Merrell, seconded by Moore the minutes of the May 13, 2014 working session were approved as amended. (5-0)

On a motion by Merrell, seconded by Deschenes the minutes of the June 10, 2014 public hearing were approved as submitted. (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 for PB 14-04 was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen.

Prior to the start of the public hearing Chairman Kresge announced that the application for EMD Millipore (PB 14-04) had been withdrawn and would not be heard.

APPLICATION ACCEPTANCE

None

PUBLIC HEARING – NEW

None

PUBLIC HEARING – CONTINUED

None

DECISIONS

None

OTHER BUSINESS

- Millipore – Biomass, site plan amendment.

Mr. Mark McCleod of the H.L. Turner Group began the presentation stating that the reason they are before the board is to explain the excess clearing that took place. This part of the excavation (the wood chip storage portion of the project) is very deep in the back and due to the depth the slope needed to be

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cut back an additional fifteen to twenty feet to ensure the safety of the workers constructing the forms and removing earth. The area will be re-vegetated and a revised landscaping plan has been submitted. In terms of the impervious area and the size of the project it hasn't changed. The building size and the surrounding pavement is still the same. Chairman Kresge asked if the trees removed were mature. Mr. McCleod replied that some were; there was also a lot of scrub underbrush.

Mr. McCleod also stated that another reason they were contacted by the Planning Department was because when they initially submitted the plans that were approved in November, the Site Preparation Plan had a different clearing limit shown on it. The reason was that as they developed the project the location of the building and the size of it changed.

Member Merrell asked to show on the map where Eastwood Drive was located. Mr. McCleod identified the road and pointed out that the heavy black line shown on the plan that travels through the cul-du-sac at the end of the road represents Millipore's property line and is where the setback is measured from.

Ms. Carr asked what the limit of work is with respect to the cul-du-sac since it is not represented on the plan. Mr. McCleod explained that the revised site preparation plan had been updated. There is a heavy black line on the plan that represents the construction fence that is there; the cul-du-sac is still intact. The excavation came close to the edge of the pavement so as a safety measure the fence was placed through the middle of the cul-du-sac.

Chairman Kresge asked if the final landscaping plan was still in flux. Mr. McCleod said they are seeking a final approval. Some of the species being offered are Service berry, sugar maple, red oak and crab apple which grow to mature heights between twenty-five and eighty feet and for the undergrowth they proposed choke berry, spice berry and dogwood which could grow between five and twelve feet in height. Ms. Carr asked if there would be any evergreens. The reply was no; they were cautioned against them because of a certain disease they are susceptible to in New Hampshire. Chairman Kresge feels there needs to be more than a strictly deciduous buffer. Ms. Carr added that they need to make sure the plantings are ones that will survive a winter season. Member Moore asked if it would be a good idea to include a resident from Eastwood Drive on the landscaping committee. Millipore also expressed an interest in being a part of the committee. Chairman Kresge suggested adding a ConComm member in addition to an abutter if possible. The abutters left their names and contact information with Ms. Carr. Chairman Kresge asked what the time schedule was for plantings. Mr. McCleod felt it would be late summer early fall. Abutter Ms. Carolyn Saari reminded the board that a sound barrier is needed as well as a sight barrier. Mr. McCleod stated that is the reason for wanting not only tall trees but low shrubbery as well.

Pertaining to noise Mr. Rob Jackson of Millipore commented that the specification for the project is well within the town's new noise ordinance. Readings were backed up from the property line an additional twenty-five feet placing them at the buildings edge; this was done to ensure compliance. As for landscaping, they are not looking to completely hide everything that has been constructed. The purpose is to replant and upgrade a little bit.

In summary, Chairman Kresge stated that prime fall planting season is between August and early October. There would probably be a single committee meeting and an agreement within a week or two so as to meet the planting timeline. Mr. McCleod added that they were planning on September for planting. When asked if that was suitable Ms. Carr concurred adding that she would add some type of evergreen to the plan.

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Chairman Kresge asked where they were procedurally. Ms. Carr stated that she, Building Inspector Deschenes and Board Member Moore had reviewed the plan and they questioned if there should be an amendment to the site plan or just submit an as built; they felt it should be a planning board call. Ms. Carr obtained the original planning board decision. With respect to landscaping it was a condition precedent. After some thought Chairman Kresge felt they could ride with that; re-advertising an amendment is not needed.

- Ms. Carr along with planning board members Bergeron and McKenzie have been working on developing design guidelines for non-residential development. Ms. Carr handed-out a very draft proposal along with photos of various downtown businesses that could be used as examples for new construction. Chairman Kresge asked the board to review the document and be prepared to offer any comments at the August meeting.
- Chairman Kresge asked Member Deschenes about the chain linked fence that surrounds the Park Theatre. It was his understanding that the type of fencing would change if construction did not begin in the spring. Member Deschenes stated that a stockade fence will be placed approximately six feet back with plantings.
- Member Deschenes reminded the board that Mary Pinkham-Langer from DRA will be attending the July 15 work session regarding excavation. Examples of what will be covered were discussed. Inviting current pit operators to the session was also discussed. It was felt that a second meeting may be necessary and consideration will be given to inviting the operators to the meeting.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Submitted:


Erlene Lemire
Recording Secretary

Attest:


Mark Kresge
Chairman, Jaffrey Planning Board