

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
June 10, 2014

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

Absent: Member McKenzie

Staff:

MEETING MINUTES APPROVAL

No Action

PRELIMINARY HEARING

Mr. Chad Branon of Fieldstone Land Consultants is representing Ken and Sandy Lehtinen (San-Ken Homes) who recently purchased the property at 70 Howard Hill Rd. and they are hoping to do a four lot subdivision. Mr. Branon stated that the parcel is in the residence B district, consists of 1.88 acres with approximately 804 linear feet of frontage (164 feet on Howard Hill Rd. and 604 feet on Carey Rd.) and they propose to connect to town water and sewer making the minimum lot size .46 acres and the frontage requirement is 125 feet. There is a small wetland that runs north to south along Carey Rd and enters a closed drain system in the Forest Park development. Access to lots three and four will need to cross the wetland so in an effort to minimize the impact and avoid the steep incline on lot four they propose one shared driveway over lot three from Carey Rd. to access both lots. The property is not within the floodplain.

The terrain on property is relatively mild on the east section and as you work towards the left there is a slight area that is relatively steeper along Carey Rd. The municipal sewer is located along Howard Hill Rd. and they will be looking to connect with some form of pump design. There is a private sewer system along the west section of the site; Mr. Branon met with the wastewater department and reviewed all of the alternatives regarding how to connect to the sewer. Town water continues down Carey Rd. a couple hundred feet and they plan to tie-in in that location as well. There will be a small easement along the frontage of the lots where the utilities will run on the lots and ultimately to the municipal system. Mr. Branon is aware of recent improvements to Howard Hill so they will be mindful of minimizing impacts as far as tying in in that location.

Chairman Kresge asked if they anticipate the utility easement to run along the shared driveway for lots three and four. Mr. Branon agreed stating it would be a combined access and utility easement in that location. The terrain at the proposed site is favorable so they will run the driveway with the contour and then break off.

Chairman Kresge asked about the right of way along the back of the properties. Mr. Branon replied it is an access right of way which he suspects may be connected to a sewer easement in a different location. He did not have a lot of information about it but he will research it.

Member Moore asked if the existing house will remain and will it be served by town utilities rather than utilizing the existing well. Mr. Branon indicated that the house will remain and it will be tied in to public utilities.

Member Deschenes questioned the map which identifies Carey Rd. but in fact it is not actually located as shown on the map. Mr. Branon replied that part of Carey Rd. actually exists outside of the right of way. His suspicion is that Carey Rd was built where it is because of the slope. Member Deschenes asked if the property line is the stone wall. Mr. Branon agreed.

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Member Deschenes asked if there would be a single sewer line; one tank and a pump system. Mr. Branon stated that they are evaluating a couple of options. One is a gravity line that would run to a common pump station that would pump back up to Howard Hill and the other option is to do an E1 style -- a new pump for each individual home and they'd have a smaller force main; so it would be three individual connections that would tie into a private man hole with a gravity feed into the sewer system.

Chairman Kresge asked if there is any permitting required with the wetland crossing. Mr. Branon stated that they would need a State wetland permit.

Member Bergeron asked if the stone walls are historical. Mr. Branon replied that he didn't want to call it historical as stone walls are very common. They will try to minimize any impact to the stonewalls.

Chairman Kresge asked if there would any request for waivers. Mr. Branon said they do not anticipate any at this time.

Mr. Branon stated that his application is for the most part complete and he will have it submitted no later than Tuesday, June 17 with the hopes of being on the July 8 agenda. As a precautionary measure it was suggested that he be in touch with JoAnne Carr when she returns on Monday to go over the plan in advance of the review scheduled for Wednesday, June 18.

Member Despres asked if they planned to build single family homes. Mr. Branon indicated yes.

Chairman Kresge stated that if they come before the board in July and the subdivision is approved it would be conditional upon things such as final wetland permits and the actual language on the maintenance agreement.

Chairman Kresge asked Recording Secretary Lemire to notify the board when the completed application is received.

CALL TO ORDER

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

APPLICATION ACCEPTANCE

None

PUBLIC HEARING – NEW

None

PUBLIC HEARING – CONTINUED

None

DECISIONS

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None

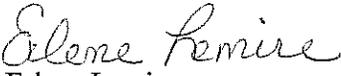
OTHER BUSINESS

Member Deschenes informed the Chair that due to a situation regarding excavation it was brought to his attention that our excavation regulations are out of line with the state regulations and in need of being reviewed and updated. Chairman Kresge asked Member Deschenes to identify and note the differences between what is and what should be and they will discuss them at an upcoming meeting when time permits.

ADJOURNMENT

The meeting adjourned at 7:53 p.m.

Submitted:


Erlene Lemire
Recording Secretary

Attest:


Mark Kresge
Chairman, Jaffrey Planning Board