

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

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

Absent: Chairman Kresge, Selectmen's Representative MacIsaac

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Despres, seconded by Deschenes the minutes of the July 15, 2014 working session were approved as submitted. (5-0)

On a motion by Moore, seconded by Bergeron the minutes of the August 12, 2014 public hearing were approved as submitted. (7-0)

PRELIMINARY HEARING

None

CALL TO ORDER

Chairman protem Merrell called the public hearing to order at 7:00 p.m. Notice of the public hearing for PB 14-05 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 McKenzie would vote.

APPLICATION ACCEPTANCE

None

PUBLIC HEARING – NEW

None

PUBLIC HEARING – CONTINUED

1. PB 14-05 San-Ken Homes, Inc., 70 Howard Hill Rd., Map 240 / Lot 64, Zone: Residence B with town water)

Major Sub Division - The applicant proposes a four lot subdivision.

Presentation: Chad Branon – Fieldstone Land Consultants, LLC

Appearance:

Addressing the outstanding issues from the August meeting Mr. Brannon stated that the existing house will remain as a duplex and that the number of lots has decreased to three from four.

Decreasing the number of lots allowed the lot lines to be reconfigured and as a result lot three will have over 125 feet of road frontage on the paved portion of Carey Road as requested by the Board and lot one which houses the duplex will increase in size as required by the town regulations. At the last meeting there was also a preference expressed by the board to locate the shared driveway within the boundaries of the lots that it's servicing. Due to the reconfiguring of the lot lines they were able to achieve that goal.

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Mr. Brannon stated that a meeting was held with the Dept. of Public Works and they were not willing to waiver on the request to extend the main down the road to provide service to the lots. What will be done in lieu of this is on site wells and the issue of municipal water will be removed. The town regulations will still be met as they will be maintaining connection to municipal sewer.

An amended plan showing three lots was submitted. The staff memo regarding the amended plan has been reviewed and the few requested updates have been noted on the plan. A final plan will be submitted.

Chairman protem Merrell asked Mr. Brannon to describe the swale where it crosses the driveway. Mr. Brannon explained that there is a fifteen inch corrugated plastic pipe that will be installed in the center of the swale with erosion control stone placed on the inlet and outlet. This will convey storm water flows from one side of the drive to the other. Mr. Brannon stated that fifteen inch will be adequate noting that the closed drain system downstream is also fifteen inch.

Ms. Carr asked if the sewer service line connection had been made and how will power be brought to each of the lots. Mr. Brannon replied that power will come up the common driveway. It has not yet been decided if power will be underground or overhead.

Chairman protem Merrell commented that the lots are heavily wooded. Beyond clearing for construction how much more, if any, did they plan to cut? Mr. Brannon stated beyond clearing for a house and yard they will try to maintain the woods between the lots and the abutters as much as possible to create a nice setting.

Abutter Mr. Edscorn has a well and he expressed concern about the extremely high amount of iron in the water and the water filtration system that is needed to make it palatable. He would like to assure that this information will be disclosed to any potential buyer.

Abutter Ms. Amadon asked if there is a reason why the houses are shown to be placed right up to the rear set-back. Mr. Brannon replied that this is the proposed house site and does not mean it is exactly where the house will be placed. They do however have to consider the grading of the lot, driveway and the wetland buffer. There should be some flexibility on where the house is positioned.

Chairman protem Merrell asked Ms. Carr if she had any comments. As mentioned in her review notes Ms. Carr reiterated that the board should require three separate bonds. A performance guarantee for the driveway, the boundary markers and the sewer installation. The bond amount for the sewer installation can be worked out with the DPW. As an "fyi" Ms. Carr pointed out that the building envelopes are very small which may lead to future variances for items such as a shed or deck.

The board was in agreement that the reduction in the number of lots was a plus.

There being no further questions Chairman protem Merrell closed the public hearing.

DECISIONS

1. PB 14-05 San-Ken Homes, Inc., 70 Howard Hill Rd., Map 240 / Lot 64, Zone: Residence B with town water)

Major Sub Division - The applicant proposes a four lot subdivision.

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On a motion by Moore, seconded by Despres the application proposing a three lot subdivision was approved as presented and per plan dated September 10, 2014. (7-0)

Conditions:

- Performance guarantee for the driveway access
- Performance guarantee for the boundary markers
- Performance guarantee for the sewer installation

OTHER BUSINESS

Excavation Regulations – Member Deschenes asked if everyone had a chance to review the documentation previously distributed. It is his hope to have a draft of the updated regulations for comment at the October meeting. Member McKenzie stated that she had previously offered to Chairman Kresge to prepare a draft and was currently working on it.

Member Deschenes commented that one of the biggest changes will be to permitting and the period of time. Another topic to be discussed is what will be allowed? The current regulations only address excavation. What about processing? Back hauling? Crushing? Stump grinding? Construction yard/Storage of materials? These additional uses will only be allowed if approved. Will they be allowed in any zone or by approval? The checklist also has to be removed because a lot of what is there cannot be waived; they are either State or Federal minimal standards. Member McKenzie asked if they would want to include a road bond requirement. Several board members agreed it would be a good idea.

A draft will be prepared for the boards comments at the October 14 meeting.

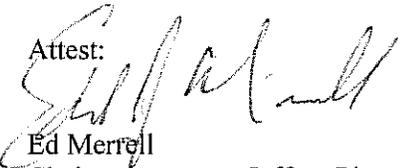
ADJOURNMENT

The meeting adjourned at 7:37 p.m.

Submitted:


Erlene Lemire
Recording Secretary

Attest:


Ed Merrell
Chairman protem, Jaffrey Planning Board