

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
June 9, 2015

Present: Chairman Kresge, Members Bergeron, Deschenes, Despres, Devlin, Merrell.

Absent: Selectmen's Representative MacIsaac & McKenzie

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Deschenes, seconded by Bergeron the minutes of the April 14, 2015 working session 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 hearings 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

1. PB 15-01 Paquin Land Surveying, PLLC (property of Keegan), 15 Amos Fortune Rd., Map 237/Lot 57, Zone: Rural (without town water)

Technical Sub Division - The applicant proposes a technical subdivision between lands of 237/57, 246/28 and 246/29.

On a motion by Merrell, seconded by Deschenes the application proposing a technical subdivision between lands of 237/57, 246/28 and 246/29 was accepted. (5-0-1) Member Devlin abstained

On a motion by Merrell, seconded by Deschenes the board agreed there is no regional impact.

2. PB 15-02 Murray, Laurie A. (property of Archambault), 8 Cross St., Map 238/Lot 269 Zone: General Business (with town water)

Technical Sub Division - The applicant proposes a technical subdivision between lands of 238/246, 238/247 and 238/269.

On a motion by Merrell, seconded by Deschenes the application proposing a technical subdivision between lands of 238/246, 238/247 and 238/269 was accepted. (5-0-1) Member Devlin abstained.

On a motion by Merrell, seconded by Bergeron the board agreed there is no regional impact.

On a motion by Merrell, seconded by Deschenes the board approved all waiver requests.

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PUBLIC HEARING – NEW

1. PB 15-01 Paquin Land Surveying, PLLC (property of Keegan), 15 Amos Fortune Rd., Map 237/Lot 57, Zone: Rural (without town water)

Technical Sub Division - The applicant proposes a technical subdivision between lands of 237/57, 246/28 and 246/29.

Presentation: Jed Paquin, Paquin Land Surveying PLLC

Appearance:

Mr. Paquin is representing the Keegan's. What presently exists are two house lots and a land only lot. The proposal will increase the acreage of both house lots and decrease the acreage of the land only parcel. No new lots will be created. The intent is to clean up the property as it is presently being used by the Worshams and Mr. Keegan would like to retain the wooded area in parcel "A" for his use.

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

2. PB 15-02 Murray, Laurie A. (property of Archambault), 8 Cross St., Map 238/Lot 269 Zone: General Business (with town water)

Technical Sub Division - The applicant proposes a technical subdivision between lands of 238/246, 238/247 and 238/269.

Presentation: Mike Hammer, Meridian Land Services

Appearance:

Mr. Hammer is presenting the application on behalf of Ms. Archambault. The proposal consists of three parcels of land; two are developed. Mrs. Archambault would like to consolidate the undeveloped lot into the developed lots.

One circumstance discovered during the research was that there is drainage that goes from Nutting Rd. into the Contoocook River and the drain crosses the lot line. Mr. Hammer found no rights during his research and neither did the Dept. of Public Works. The other item was there were improvements (installation of curbing and rounding) made at the intersection of Nutting Rd. and Cross St. several years ago. Research shows that the lot line extends into Nutting and Cross and the applicant would like to dedicate parcel "C" as shown on the plan to the public right of way. There are also circumstances where the existing dwellings are non-compliant however they date back to 1930 and 1941.

Chairman Kresge asked if easement language had been drawn up. Mr. Hammer replied it has not and proposed that since it is to the benefit of the Town he and Mrs. Archambault would like to see the Town take care of drafting the language as well as any cost. Ms. Carr interjected that she feels they could make it a condition of approval that they work outside of the planning board approval to come to an agreement on the easement; it is to the benefit of the town.

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Member Merrell asked to be shown where the easement would be. Mr. Hammer explained that the easement runs roughly parallel to Nutting Rd. There is a catch basin against the curb with a secondary catch basin inside of the driveway and it drains to a culvert.

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

PUBLIC HEARING – CONTINUED

None

DECISIONS

1. PB 15-01 Paquin Land Surveying, PLLC (property of Keegan), 15 Amos Fortune Rd., Map 237/Lot 57, Zone: Rural (without town water)

Technical Sub Division - The applicant proposes a technical subdivision between lands of 237/57, 246/28 and 246/29.

On a motion by Merrell, seconded by Deschenes the proposed technical subdivision was approved with the following condition. (5-0-1) Member Devlin abstained

Condition precedent: Boundary markers to be placed prior to submitting plans.

2. PB 15-02 Murray, Laurie A. (property of Archambault), 8 Cross St., Map 238/Lot 269 Zone: General Business (with town water)

Technical Sub Division - The applicant proposes a technical subdivision between lands of 238/246, 238/247 and 238/269.

On a motion by Merrell, seconded by Deschenes the proposed technical subdivision was approved with the following condition. (5-0-1) Member Devlin abstained

Condition subsequent: Town staff will work on easement language for the drainage pipe.

OTHER BUSINESS

Chairman Kresge – proposed changes to clarify the Rules of Procedure were reviewed with the board. A decision on acceptance was not made pending review and comments from all members. Draft copies will be e-mailed to all board members for review with the intent to discuss at the next scheduled meeting.

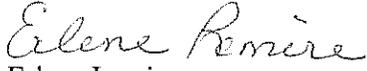
J. Carr – Regarding the Master Plan review (Transportation). Assignments were given to the committee members. Bergeron – survey monkey, McKenzie – problem matrix and Merrell – integrating recommendations from the transportation piece of the Downtown district and the regional context from SWRPC.

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ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Submitted:


Erlene Lemire
Recording Secretary

Attest:


Mark Kresge
Chairman, Jaffrey Planning Board