

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
June 14, 2016

Present: Chairman McKenzie, Members, Deschenes, Devlin, Gordon, Kresge, Merrell and Selectmen's Representative MacIsaac

Absent: Members Despres and Farmer

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Kresge, seconded by Devlin the minutes of the May10, 2016 meeting minutes were approved as amended. (5-0)

PRELIMINARY CONCEPTUAL

7:00 – 7:15 Randy Christmas – Master Plan / Storm water infrastructure

Mr. Christmas is before the board to talk about storm water infrastructure. He is aware that the board is reviewing the Town's Master Plan and has hope of bringing light to some issues. Referring to portions of the Vision Statement within the Master Plan he feels there are areas that could be addressed such as there is no mention of storm water/drainage.

Chairman McKenzie asked if there was a specific area of town and impact of storm water run-off that he was concerned with. Mr. Christmas responded that this has personally impacted him and his property and that is what brought him to the Planning Board. He would like to make the board aware of things that he sees as being done properly as well as those that need improvement. Mr. Christmas displayed several photos/examples. Some of the issues raised were:

- The town has not adopted a policy for storm drainage.
- The utility system is failing; it is not poured concrete and dates back to the 1960's. It is not deep enough for the amount of rain that we have been receiving.
- Restaurants that place dumpsters in close proximity to a catch basin.
- Bennington has a green space policy with a 50' buffer setback when going from commercial to residential; Jaffrey is 30 feet. Bennington also requires 60% of greenspace for unbuilt land on residential property and 40% on commercial property.
- Although Mr. Mikes has a reasonable green space they still have gutters that drain onto the pavement collecting pollutants, into a catch basin and ultimately into the streams.
- Millipore has a water retention area and the run-off is set high for a ten-year storm so that it slowly filters off. Dollar General also has a dry retention pond where storm water collects and filters into the ground and protects the streams.
- Parking lot area at Millipore is without curbing. If there were curb cuts the water would run into the swale and filter into the ground.
- Storm drain between the plaza and Route 202 is approximately two feet below the street. It should be raised at least one foot.
- Storm drain on Route 202 has the water line going through it and the structure is blocked. Photos showed the damage/silt onto the Contoocook River cause by this. Catch basins should be cleaned out on a regular basis.
- A photo shows a drainage ditch running 550 feet. A surrounding town (possibly Bennington) has a requirement in their drainage policy that drainage into a ditch cannot exceed 450 feet and the elevation has to allow for the proper flow of water.
- Display of two photos of Route 202 between Belletetes and McDonalds showing a comparison from 1998 to 2008. The 1998 photo shows a presence of wetlands. There is a culvert pipe that is

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on the DOT plan and it's only supposed to go 190 feet yet it shows on the paperwork as extending to the back of the house. Presently it is extending beyond the house and a large area has been filled in.

- A photo of Belletete's shows an 8.5 acre parcel with a very small amount of green space and all of the buildings are without the benefit of rain gutters or down spouts. There are five catch basins and two 14" culvert pipes emptying out at the corner of the Belletetes property into the Contoocook River. The site is suitable for adding more green space.
- A photo shows creosote timbers being stored in the vicinity of the now filled in wetlands even after comment came from the planning board in 1997 to not store them in this location.

At the conclusion Chairman McKenzie stated that the points are well taken and the board will consider and discuss the next steps. Member Kresge stated that the subject at hand is really low impact development techniques where you try to keep run-off on site with gardens and swales. This would connect with the planning board through site plan.

7:15 – 7:30 Kirk Stenersen, Higher Design – 448 Turnpike Rd.

Mr. Stenersen is representing Mr. David Somero and is accompanied by Mr. Somero's son Matt. They are seeking input from the board as to whether or not their proposal for the property makes sense from a planning board stand point; is it worth pursuing. The property was a three bedroom home which they have been renovating. It is a 2.1 acre parcel in the rural district and there is a pond on the site. The vision is to make it a 1 bedroom apartment with a studio/retail space in the front with a "home grown" goods theme for items such as maple syrup, arts and crafts, or possibly painting lessons. There is some form of septic system on the property and he believes it is within one hundred feet of the wetlands but the details are not known. An updated/upgraded system would be installed. He would like to square off the building which at one corner would bring it nine feet closer to the wetlands but it would allow him to construct the 1 bedroom apartment with a joint entrance to approximately 800 sq ft on the front for a studio/retail space. Mr. Somero is also hoping to use Prescott Rd. for either entrance or exit to the property. History shows that many years ago Witt Hill Rd. crossed over and continued on to Squantum Village; the stone box culvert that acts as the storm water control outlet for the pond and a very large drainage area of Lee Sawyer's is still there.

Member Gordon asked if years from now this could be a convenience store based on what's approved today? Ms. Carr stated that a change of use would have to come to the planning board if it was beyond the typical studio/retail or if it was an expansion. Chairman McKenzie understands the concern.

Member Kresge asked why they are looking at Prescott Rd. Mr. Stenersen stated that although it meets the DOT site distance requirement of four hundred feet everyone agrees Route 124 is a terrible location. When figuring the site distance DOT does not take into account the hill or the corner. He was hoping that Prescott Rd. would allow him some flexibility with the traffic pattern. Ms. Carr asked if there has been any discussion with DOT regarding a change in use and the driveway. Mr. Stenersen stated that he has not but he does not see it as an issue.

Chairman McKenzie asked if there would be parking adjacent to the retail space. Mr. Stenersen stated there would be roughly four spaces depending on the lay-out in addition to some overflow parking. At this time there is no concrete plan but given what surrounds the property (Millipore, Hope Fellowship Church and the Inn) it seems like a good location for the proposed use. Member Kresge stated that it is a difficult site and he wonders about the location as a retail location. Mr. Stenersen feels that a bakery/coffee shop in addition to the home grown items has a definite customer base with the surrounding businesses. Mr. Matt Somero added that they are trying to keep it local and agricultural; they view the

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location as the gateway into Jaffrey. Due to constraints on the property they realize that a variance would be needed for the wetlands and for the use.

Member Kresge feels the board would want to walk the proposed right of way for the road extension. Is it discontinued or still a town road? Mr. Stenersen explained that the surveyor who surveyed the property questioned who had ownership and through research it was determined that it was discontinued in perhaps the 1960's. In addition to a site walk Chairman McKenzie would like information from the town regarding a change in driveway for Prescott Rd. and they will solicit comment from the Conservation Commission regarding the degree of wetland variances.

CALL TO ORDER

Chairman McKenzie called the public hearing to order at 7:00 p.m. Notice of the public hearing 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 Despres was absent. Member Gordon would vote.

APPLICATION ACCEPTANCE

No Action

PUBLIC HEARING – NEW

No Action

PUBLIC HEARING – CONTINUED

1. PB 16-06 (A) Ramey, Ross & Lisa, 88 Prospect St., Map 237/Lot 24, Zone: Rural (without town water)

Minor subdivision – The applicant proposes a minor subdivision of Map 237 / Lot 24.

Presentation: Ross Ramey and Lisa Ramey

Appearances:

At the May hearing the meeting was continued with the hope of working out a plan for a proposed turn-around or easement at the end of Prospect St. Since that time a site walk of the location was arranged. Members of the planning board, Town Staff, JoAnne Carr and Dave Chamberlain were invited. Subsequent to the meeting it was agreed that the Ramey's would not seek the easement and they would be willing to support up to \$5,000 of investment to allow the proposed turn-around suitable to the town with an extension of gravel to allow the town a place for plowed snow at the end of the street. The department heads felt the turn-around design was adequate and the subdivision line would now follow stone walls. One dead tree would be removed, no stone walls would be destroyed, the town would have a turn-around and there would be a place for plowed snow that based on the topographical lines would not impact neighboring properties.

Ms. Carr added that the cul-du-sac does give them the required frontage for the subdivision and meets the setback to the house.

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Chairman McKenzie asked if the \$5,000 for sub-base work will be sufficient. Ms. Carr explained that the initial cost estimate for the hammer head turn-around was \$3,100. The new proposal is a much smaller foot print; she feel the \$5,000 should be more than sufficient. The work will be done by the Town. Ms. Carr added that she spoke with DPW Director Randy Heglin and asked that he review the plan review comment Checklist Item 13. They recommend that it be included as a condition subsequent.

DECISIONS

1. PB 16-06 (A) Ramey, Ross & Lisa, 88 Prospect St., Map 237/Lot 24, Zone: Rural (without town water)

Minor subdivision – The applicant proposes a minor subdivision of Map 237 / Lot 24.

On a motion by Gordon, seconded by Kresge the application proposing a minor subdivision of map 237 / lot 24 was approved as presented and per testimony given subject to the following conditions. (7-0).

Condition precedent:

Boundary markers need to be set prior to final approval.

Condition subsequent:

The applicant will provide the gravel subgrade with 6 inches of compacted crushed gravel and the Town will pave the surface (approx. 1,800 sq. ft.)

The original plans submitted are on file with this office with a date of April 25, 2015, revised on June 7, 2016 and stamped by Jedadiah Paquin, LLS.

OTHER BUSINESS

CIP

Chairman McKenzie had a kick-off meeting with the committee last Wednesday to form a plan of action. The first step will be a meeting with Town Manager Dave Caron on Thursday, June 16 to gather the information that the committee needs to move forward. Once that happens they will schedule subsequent meetings.

Master Plan

Planner JoAnne Carr, Patty Farmer and Candra Bergeron met with the two consultants to work out what they would like to see in their survey and the approach is to go to the people at the various town events. The committee will be looking to the Planning Board to help participate by including/encouraging any groups they may meet with to participate in the survey. There will be one or two forums at the end of the summer to go over the feedback. The survey will consist of a postcard that can be handed out in addition to e-mail and shared through Facebook.

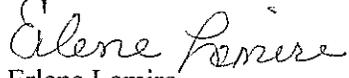
- At the request of the board, they will be added to the distribution list for the ZBA notice of decision.
- Copies of the “Grandfathering” publication handed out at the 2015 Law Lecture Series was distributed to the board. It was suggested that the members look through the booklet in preparation for a July hearing.
- Election of Co-Chair will take place at the July 12th public hearing.

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ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Submitted:


Erlene Lemire
Recording Secretary

Attest:


Laurel McKenzie
Chairman, Jaffrey Planning Board