

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
February 13, 2024

Present: Chairman Amy Meyers, Members Keith Dupuis, Margaret Dillon, John Peard, John Brouder, Peter Maki, Gary Arceci (alt), Nathan Flowers (alt), Franklin Sterling, Selectmen's Rep

Other: Thomas Ahlborn-Hsu, Conservation Commission, Pam Gordon, Attorneys Tom and Arianne Ice

Staff: Jo Anne Carr, Planning & Economic Director, Rob Deschenes, CEO/BI, Becky Newton, Recording Secretary

CALL TO ORDER – Chairman Meyers called the public hearing to order at 6:00 pm.

MEETING MINUTES APPROVAL

On a **motion** by Maki, seconded by Brouder, the minutes for January 9, 2024 were approved as submitted. (6-0-1)
MD abstained

PRELIMINARY CONCEPTUAL - Paula Geraghty Rev Trust, 74 Great Rd

Attorney Ariane Ice, representing Paula Geraghty

They are before the Board to determine if Ms. Geraghty needs to have site plan review in order to replace an employee's residence. An appeal was made to the ZBA on Feb 6 which was denied. Attorney Ice is trying to determine if Ms. Geraghty should move forward with appealing the ZBA decision or submitting a minor site plan amendment. If a site plan approval is appropriate, what would be involved in submitting an amended site plan?

The existing home, occupied by the farm manager, is 700 square feet. The proposed home is 2,700 square feet. In 2008 a site plan was submitted for the stables and riding arena. Those plans indicated the location of the residential homes on the site. A Meyers stated that any change to a building site over 1,000 square feet requires a site plan review. The Board would be looking at the overall impact of this increase; has the septic system been updated, etc.

P Maki added, you can rebuild on an existing foundation. If the footprint increases, you need to come to the PB. Attorney Ice responded that would be the case for a multi-family, but not single-family. She noted that Ms. Geraghty rebuilt her primary home without site plan approval. R Deschenes clarified, the primary residence was rebuilt prior to the August 2023 appeal to the ZBA, at which the Board determined the entire property, including the residences, were designated as a "farm."

J Carr explained the process of site plan review. On a minor site plan amendment, much of the checklist is waived. The goal of amending the site plan is to document changes so that the use is protected. K Dupuis asked, would the farm be subject to site plan review moving forward if additional changes were made? J Carr responded, yes.

J Peard stated, this is a pretty reasonable planning board. The process would be much quicker if a site plan amendment was presented.

A Meyers closed by saying the PB is willing to work with Ms. Geraghty to facilitate an expedited minor site plan amendment in order to be on the March 13, 2024 agenda.

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PUBLIC HEARING - Continued

A letter was submitted by Scott Brown, requesting to continue this hearing to the March 13, 2024 hearing.
The driveway permit approvals from the DOT were received after the request for the continuance was submitted.

PB 23-09 Scott Brown, Owner, Keach-Nordstrom Associates, Inc., Agent
371 Mountain Rd., Map 220 / Lot 13 Mountain Zone & Rural District, with town water
Minor Subdivision – the applicant proposes a 3-lot subdivision.

Chairman Meyers closed the public hearing

OTHER

J Carr gave an update of the Monadnock Inn. Things are still moving forward. The Clerkins may be submitting a building permit for the interior of the building while they work on the minor site plan application for the exterior.

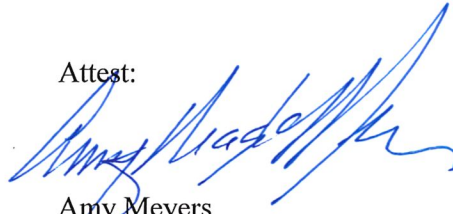
ADJOURNMENT

The meeting adjourned at 6:19 pm

Submitted:


Rebecca Newton
Recording Secretary

Attest:


Amy Meyers
Planning Board Chair