

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
January 9, 2024

Present: Chairman Amy Meyers, Members Peter Maki, John Peard, John Brouder, Gary Arceci (alt) *will vote*, Nathan Flowers (alt) *will vote*, Franklin Sterling, Selectmen's Rep

Absent: Keith Dupuis, Margaret Dillon

Other: Thomas Ahlborn-Hsu, Conservation Commission, Doni Ash

Staff: Jo Anne Carr, Planning & Economic Director, 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 Brouder, seconded by Maki, the minutes for December 12, 2023 were approved as submitted. (7-0-0)

PRELIMINARY CONCEPTUAL - None

PUBLIC HEARING - Continued

A letter was submitted by Allison Lewis, Keach-Nordstrom Associates, requesting to continue this hearing to the February 13, 2024 hearing.

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.

APPLICATION ACCEPTANCE

By unanimous consent, the Board determined that PBA 24-01 would not have regional impact.

PB 24-01 Dublin Rd Realty, LLC, Owner
53 Dublin Rd, Map 229 Lot 8.2, Zone: Rural & Mountain Zone, with town water

Minor Site Plan – The applicant proposes a mini golf course at the existing Shattuck Golf Course.

Staff review - It was recommended that erosion control measure be installed prior to construction. The applicant has requested a waiver from the full boundary survey as the area of impact is only ½ acre. It was recommended that the applicant use the UNH Cooperative Extension guide to native plants when selecting plants and trees for the course. Staff asked what the water source is for the ponds and is seeking clarification on lighting.

On a **motion** by Brouder seconded by Flowers the Board determined that PB 24-01 was sufficiently complete.

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
January 9, 2024

PUBLIC HEARING - New

PB 24-01 Dublin Rd Realty, LLC, Owner

53 Dublin Rd, Map 229 Lot 8.2, Zone: Rural & Mountain Zone, with town water

Minor Site Plan – The applicant proposes a mini golf course at the existing Shattuck Golf Course.

Presentation – Doni Ash

Mr. Ash shared a video of the proposed site. The video indicates the location of the wetland area, stone alter, parking area and club house. The course is located behind the putting green. There is minimal view from the road. The first nine holes will be handicap accessible. There will be no lighting on the course. Open hours will match the pro shop, sunrise to sunset. J Brouder asked, will there be any amplified sound on the course, music or PA system? Mr. Ash responded no, the course will not have a carnival atmosphere. He added that a silt fence will be installed and native plants will be used. The ponds will be filled with Town water.

F Sterling noted that accent lights on the holes could allow the course to be open later during early and late season when it gets dark early. Mr. Ash reiterated that there will be no lights, the course would be open during pro shop hours only.

Tom Hsu, Conservation Commission agreed with choosing native plants but suggests using varieties that are non-invasive/plants that will survive. J Carr added she can share the plant selection list that has been used for the downtown project.

J Carr suggested the use of Best Management Practices (BMP) for the application of fertilizer and pesticides due to the proximity to the wetlands. Mr. Ash replied there would be no chemicals used on the mini golf course and noted that the “rough” natural grass does not get sprayed. The State oversees the use of chemicals on the course.

Chairman Meyers closed the public hearing

On a **motion** by Brouder, seconded by Flowers to accept the waiver from a full boundary survey. (7-0-0)

Findings of Fact

- This is a minor site plan modification.
- The project does not have regional impact.
- Staff has determined this proposal is a natural expansion of an existing use.

On a **motion** by Brouder, seconded by Flowers the application proposing a mini golf course at the existing Shattuck Golf Course was approved as presented per testimony given and plan submitted. (7-0-0)

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Conditions of Approval

- The course will not be lit. The operating hours will be consistent with pro-shop, sunrise to sunset.
- No amplified sound.
- Local plants and shrubs shall be selected based on UNH Cooperative Extension guidelines.
- Utilize BMP for fertilizer and pesticides usage.
- Installation of erosion control measures prior to construction.

Plans include: "Partial Existing Conditions Survey" dated August 2, 2023, signed and stamped by Jedediah Paquin, LLS. Also submitted is the site plan "Shattuck Golf Club" by Harris Miniature Golf, dated May 12, 2020 and November 16, 2023.

PUBLIC HEARING - Zoning

J Carr presented the proposed Zoning changes. Section VI is a scrivener's error, Section XII is an update to the description of the Industrial District.

Section VI: Areas and Setbacks for Buildings.

Correct reference to Turnpike Road Industrial District, should read Section 4.7.2 rather than 3.6.2

Section XII: Guide to the Zoning Districts.

Correct reference to 12.13 Industrial District (Tack Shop), should read Industrial District (Knight Street)

Clarify reference to 12.14 Industrial District (Northeast), should read Industrial District (Stone Arch Bridge)

A **motion** was made by Flowers, seconded to Brouder to move the amendments to the warrant for Town Meeting. (7-0-0)

ADJOURNMENT

The meeting adjourned at 6:22 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Amy Meyers
Planning Board Chair