

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
December 5, 2023**

Present: Chairman Lee Sawyer, Members Erlene Brayall, Walter Batchelder, Carl Jevne, Phil Cournoyer (alt), David Jeffries (alt) *will vote*

Absent: Marc Tieger, Judy Lucero (alt)

Other: Harvey & Lee Sawyer, Keith Dupuis, Kirk Stenersen, David Chamberlain, Oliver and Lilly Tullio

Staff: Rob Deschenes, Code Enforcement/Building Inspector, Recording Secretary Newton

MEETING MINUTES APPROVAL

On a **motion** by Jevne seconded by Jeffries the minutes of October 3, 2023 were approved as presented.
(5-0-0)

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 6:00 pm. Notice of hearing for case No. ZBA 23-23, as advertised in the *Monadnock Ledger*, copies were posted in the Town Office building, the Library and the town website; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen; and notice of hearing was sent by certified mail to all abutters whose names were provided by the applicant.

PUBLIC HEARING NEW ITEMS

By unanimous consent, the Board determined that ZBA 23-23 would not have regional impact.

ZBA 23-23 Town of Jaffrey (Fire Station), Owner, Kirk Stenersen, Agent
138 Turnpike Rd, Map 244 Lot 7.1, Zone: Rural, with town water and sewer

Variance – The applicant requests a variance to allow the expansion of the existing building into the front setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

Variance – The applicant requests a variance to allow impervious cover and a stormwater basin and grading within the Wetlands Conservation District. (Land Use Code, Zoning Ordinance Section XX, 20.4 & 20.7)

Special Exception – The applicant requests a special exception to relocate an access way within the Wetlands Conservation District (Land Use Code, Zoning Ordinance Section XX, 20.6.1)

Presentation: Kirk Stenersen, Higher Design

The Jaffrey Fire Station is proposing a 4,800 +/- square foot, 2-story addition to the east side of the existing fire station. The existing building is within the front setback (60 feet) and is 53.7 feet from the right of way of Turnpike Road. The expansion of the building proposes to construct the nearest point of the addition approximately 24 feet from the ROW. The closest portion of the existing building to Fitzgerald Drive is 21 feet. In preparation for this addition a lot line adjustment was completed increasing the acreage of the site from 1 acre to 1.9 acres and a slope easement was granted by Kimball Farm.

Better access to the rear of the building is needed which would require additional pavement and limits how far back the building can be situated. The objective is to lengthen the rear driveway, which will make the transition less abrupt at Fitzgerald Drive and keep the fire apparatus from dragging on the pavement as it goes in and out of the

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site. To achieve this, the driveway would be relocated from the upland portion of the site to Fitzgerald Dr. The driveway will be constructed in the approximate location of the existing parking lot. A large portion of the driveway is proposed to be within the Wetlands Conservation District as it is within 75 feet of jurisdictional wetlands. Currently, the majority of the runoff from the site goes directly to the wetlands. This proposal would include drainage improvements such as a drain manhole and retention basin resulting in less runoff flowing directly to the wetlands. There would be no runoff at all to the wetlands during a rain event of 1" or less and in a larger rain event the stormwater would exit the basin at a slower rate. The result is a decrease in the flow rates of today, a net improvement.

Harvey Sawyer, abutter. Was concerned with the placement of the building closer to Rte. 124, but is satisfied with the plan as presented and is in favor of the proposal.

Fire Chief David Chamberlain gave an overview of the addition. The first floor includes administration and office areas, an emergency operations room, a day room, and a conference room. Located in the back is an apparatus/equipment bay which will be utilized as a "clean room" to eliminate cross-contamination. The second floor has locker rooms/showers enabling fire personnel to shower on-site after a fire event, a fitness area and room for future expansion. Anticipating the need for 24-hour staffing in the future, the second floor also includes dorm rooms. To date all work has been done without impacting the tax rate. Moving forward they hope to secure grant funding to help offset costs.

D Jeffries asked could the second floor be used in an emergency situation such as the 2008 ice storm? D Chamberlain responded, this was an issue in 2008 as the conference room doubled as the emergency operations center during the day and a bunk house for onsite fire personnel who stayed at the station 24-hours a day for two weeks. The new facility would significantly improve their ability to manage an emergency situation such as that. Asst. Fire Chief Keith Dupuis agreed.

CEO Deschenes had no concerns with the plan, and all issues have been addressed.

On a **motion** by Brayall, seconded by Jeffries the Board voted to waive site review. (5-0-0)

Chairman Sawyer closed the public hearing.

Findings of Fact:

Both variance requests meet the five criteria.

The lot line adjustment in 2021 increased the lot size from 1 acre to 1.9 acres.

The addition would allow personnel to shower/decontaminate on site following a fire event.

The proposed building will be 24 feet from the front setback (Turnpike Rd)

The improved drainage reduces the impact on the wetlands

DECISION

On a **motion** by Jeffries, seconded by Jevne the variance to allow the expansion of the existing building into the front setback was approved as presented per testimony given and plan submitted. (5-0-0)

On a **motion** by Batchelder, seconded by Jevne the variance to allow impervious cover and a stormwater basin and grading within the Wetlands Conservation District was approved as presented per testimony given and plan submitted. (5-0-0)

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On a **motion** by Batchelder, seconded by Jevne the special exception to relocate an access way within the Wetlands Conservation District was approved as presented per testimony given and plan submitted. (5-0-0)

Plans include: "Jaffrey Fire Station Addition" and "Stormwater Management Plan and Drainage Computations." Plans are dated November 1, 2023, signed and stamped by Kirk Stenersen, PE. Also submitted is the site survey, "Boundary Line Adjustment Plan" dated September 11, 2020 signed and stamped by Richard Drew, LLS.

ADJOURNMENT

The meeting adjourned at 6:40 pm
Submitted:



Rebecca Newton, Recording Secretary



Attest:

Lee Sawyer, Chairman, Jaffrey ZBA