

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Site Walk Meeting Minutes
January 5, 2024**

SITE WALK

The hearing reopened at 379 Main Street at 1:00 pm

ZBA 24-01 No Box Realty, LLC, Owner, Gene & Castine Clerkin, Applicant
379 Main St, Map 228 Lot 32, Zone: Res A & Historic District, with Town water

Variance – The applicant requests a variance to allow the expansion of a non-conforming use in the Res A district. (Land Use Code, Zoning Ordinance Section IV, 4.2 & VII, 7.1.2)

Present: Marc Tieger, Erlene Brayall, Walter Batchelder, Carl Jevne, Phil Cournoyer (alt), David Jeffries (alt), Judy Lucero (alt) *will vote*, Janet Grant, Anne Schierioth, Ken Campbell, John Lucero, Rob Deschenes, Becky Newton, David Chamberlain, Gene & Castine Clerkin.

The area in question was staked out for review. The distance from the side property line pin was measured. Updated plans were distributed indicating the height of the building as 34'.

Vice Chairman Tieger closed the public hearing at 1:10 pm

The hearing reconvened for deliberation at the Town Office at 1:23 pm.

Present: Marc Tieger, Erlene Brayall, Walter Batchelder, Carl Jevne, Phil Cournoyer (alt), Judy Lucero (alt), Janet Grant, Ken Campbell, John Lucero, Rob Deschenes, Becky Newton, David Chamberlain, Peter Chamberlain, Jo Anne Carr.

The Board reviewed the five criteria as presented in the application.

W Batchelder stated the site walk reinforced the testimony given, and he feels the applicant meets the five criteria. They are requesting a use variance, so much of the testimony given previously was not relevant to this application. The Board agreed.

C Jevne asked for a bit of clarification of 7.1.2, non-conforming use vs. 7.2.3 non-conforming structure. R Deschenes explained this application is for the non-conforming use; expanding the innkeeper's residence allows them to come into compliance with the code. They are not asking for relief to expand in a non-conforming direction.

Findings of Fact:

- Expanding the Innkeepers' quarters will allow compliance with the Land Use Code that requires owner occupancy.
- The existing structure is a pre-existing, non-conforming use.
- The application meets all of the five criteria.
- The application meets the setbacks as demonstrated on the plan.

DECISION

On a **motion** by Batchelder, seconded by Lucero the variance to allow the expansion of a non-conforming use in the Res A district was approved as presented per testimony given and plan submitted. (5-0-0)

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Plan Includes: Proposed Site Plan, The Monadnock Inn, 379 Main Street, Jaffrey, NH 03452. Stamped received on Jan 5, 2024. Signed by the applicant.

ADJOURNMENT

The meeting adjourned at 1:41 pm
Submitted



Rebecca Newton, Recording Secretary

Attest:


Marc Tieger, Vice Chairman, Jaffrey ZBA