



**TOWN OF JAFFREY, NEW HAMPSHIRE**  
**PLANNING DEPARTMENT**  
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# Town of Jaffrey

## **Zoning Code Community Workshop Summary**

**Date:** September 10, 2025

**Location:** Jaffrey Civic Center

The Housing Opportunity Planning (HOP) Committee hosted a community workshop to gather input on proposed zoning changes for the Downtown/General Business and Residential Districts. Approximately 30 participants attended, representing a mix of residents, property owners, and community members.

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## **Downtown and General Business District**

Participants expressed broad support for combining and simplifying the downtown zoning districts. Key themes included:

- Desire for a vibrant downtown that restores services once common in Jaffrey, such as grocery, pharmacy, and hardware.
  - Interest in promoting mixed-use development that takes advantage of existing infrastructure.
  - Support for expanding the size of the Business District, provided character is maintained.
  - Recognition that Route 202 is a state road, limiting the ability to introduce angled parking.
  - Questions about the tallest existing structures downtown and how lot sizes affect development potential.
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## **Residential District**

Feedback highlighted both opportunities and concerns about the proposed Residential District changes:

- General support for dimensional updates that better align with water and sewer availability.

- Questions about whether reducing the minimum lot size from one acre to 15,000–20,000 square feet is appropriate.
  - Concerns about density when allowing three or more units through Site Plan Review approval.
  - Comfort with triplexes and fourplexes if they “fit the neighborhood,” with examples like the Red Mill Inn conversion being viewed positively.
  - Emphasis on design standards to ensure multi-family buildings reflect New England character, with buildings oriented to the street and parking located to the side or rear.
  - Recognition that conversions of larger homes and barns should be allowed as a way to provide more housing while maintaining neighborhood appearance.
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## **Design Standards**

A strong theme was the importance of design in making additional housing types acceptable. Residents urged the town to strengthen design standards for multi-family housing, focusing on:

- Building scale, rooflines, and massing that reflect Jaffrey’s character.
  - Front entrances that face the street.
  - Parking located behind or beside buildings.
  - Preservation of historic character in conversions.
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## **Next Steps**

The Zoning Committee will use this community input to update the draft zoning language. Revised text will be presented to the Planning Board for review in upcoming meetings.

The Town will continue to provide opportunities for community feedback throughout the process.