



# Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188 | Fax: 603.753.9183

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Alan H. Hardy  
*Planning & Community  
Development Director*

Kellee Jo Easler  
*Planning & Community  
Development Assistant*

## Notice of Decision

At a regularly scheduled and duly noticed meeting of the Boscawen Planning Board, on **Tuesday, April 14, 2015 at 7:00 PM**, the board approved the following:

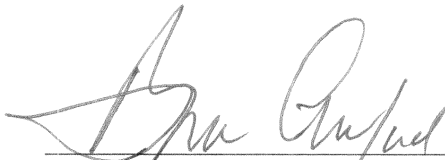
Application, originally submitted on November 18, 2014, for an **Amendment to Site Plan for relocation of two units** submitted by **Peter Henenberg, Manager of California Fields, LLC, 250 Commercial St Suite 904, Manchester NH 03101**. After consultation with the Applicant, the application was amended as follows: for an **Amendment to Site Plan for relocation of five units**. The location of existing and proposed property is **Map 183C, Lots 62 and Sublots 2-5 off Crescent St in the MRD zoning district**, with the following conditions:

1. All conditions contained in the Site Plan & Subdivision approval, dated November 19, 2007, recorded at MCRD as Plan #18844, dated March 21, 2008, shall be adopted by reference.
2. In accord with Planning Board's meeting minutes of October 11, 2005, applicant agrees to donate \$16,200 for playground improvements to the Town of Boscawen, payable prior to building construction.
3. In response to a new wetlands permit, additional conditions were imposed by Dr. Boisvert, New Hampshire Division of Historical Resources by email dated January 23, 2015. Dr. Boisvert's conditions are adopted as presented.
4. In reference to concerns regarding vehicle light pollution, the Applicant shall work with Town of Boscawen Planning Staff to implement additional measures as necessary to inhibit vehicle light pollution onto abutting properties.
5. Owner/Developer shall secure a \$15,000 cash bond for reclamation/restoration as referred to on Plan C-1, dated June 14, 2007 in General Notes 1.
6. Maintenance of Road, Driveways & Parking
  - a. Driveway cut access for all five lots shall conform to the Town of Boscawen Typical Road Construction Details Reference, adopted on June 12, 2012.
  - b. The new subdivision road and dwellings shall conform to the E-9-1-1 Addressing Standards Guide prepared by the State of NH Emergency Services, dated June 2013.
  - c. Minimum number of outdoor parking spaces, on each lot, shall be no less than the number of dwelling units on each lot. These outdoor parking spaces shall be compliant with minimum standards of the American's with Disability Act and one accessible van space per complex if not required by the ADA.
7. As a condition precedent, the amended DRAFT condo documents shall be submitted to and approved by Town Counsel, to include provisions for the maintenance of the road. This review will be conducted at the applicant's expense.

*The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.*

8. As a condition subsequent, the FINAL condominium documents shall be signed and recorded and no unit sales until the documents are approved by Town Counsel. This review will be conducted at the applicant's expense.
9. Outdoor lighting shall be compliant with the Town of Boscawen Zoning Ordinance Article XXIV.
10. Prior to construction, the applicant shall furnish the building inspector with building plans that are compliant with the current NH Fire Code, NH Life Safety Code and the Boscawen Building Code. As shown on the Architectural Drawings for the condominium units submitted by the applicant, dated August 21, 2006, the drive-in garage continues to be a requirement of the Planning Board.
11. Applicant shall provide lot/property lines of subdivision as approved on November 13, 2007, superimposed over roadways.

Per order of the Boscawen Planning Board,



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Bruce Crawford, Chair

## Kellee Jo Easler

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**From:** Boisvert, Richard A <Richard.Boisvert@dcr.nh.gov>  
**Sent:** Monday, December 08, 2014 3:57 PM  
**To:** Kellee Jo Easler  
**Cc:** 'mmonahan@chhrpc.org'; Alan H. Hardy  
**Subject:** RE: California Fields

Dear Kellee and Matt,

I have reviewed the current revised plans for the Hannah Dustin Landing Condominium, formerly know as California Fields and the 2007 plans previously reviewed by this office. The altered placement of the residential units does not pose much of a problem however the drainage swales are placed along the edges of two of the three archaeological sensitive areas. These areas have been demonstrated to contain important archaeological components worthy of consideration in the construction. I recommend that a qualified archaeologist be present when the ground disturbing activities take place for the drainage swales and for the new residential unit located at the eastern most part of the development. (This is at the right side of the map as provided, there is no north arrow on this map, so I can only presume that this is the east side.) The archaeologist shall monitor the construction excavations and shall have the authority to suspend the construction excavations if significant archaeological artifacts or features are exposed and have the opportunity to recover the features or deposits. I would be comfortable with the construction of the project with these stipulations in place and I would be available to help craft the necessary wording for the stipulations.

I look forward to coordinating with all of you to complete this project.

Sincerely  
Richard Boisvert, PhD  
State Archaeologist  
Deputy State Historic Preservation Officer

Memo

To: Alan Hardy  
From: Richard Boisvert  
Re: Archaeological guidance for monitoring  
Hannah Dustin Landing Condominium construction  
Boscawen, NH  
  
Cc: Peter Hennenberg  
Kellee Jo Easler

As agreed at our meeting on January 15 I have the following guidance for the treatment and monitoring of the archaeologically sensitive areas at the above referenced residential construction project. Three loci are identified on the project mapping; all three will require fencing around them to be emplaced prior to initiation of earth disturbing activities. The planned silt fencing should be adequate to indicate the areas to be protected from any disturbance or use of the areas for vehicle parking, supplies or equipment storage or other related construction activities. The planned placement of fencing at Locus 2 is sufficient that, if respected, will protect the sensitive areas and no require any monitoring.

Monitoring will be required at Locus 1 where the drainage swale is situated between the locus and the buildings. This is a segment approximately 100 feet long, north/south, along the three southernmost residential units. For Locus 3 monitoring will be undertaken along the eastern edge of the locus, more or less north/south, for approximately 100 feet and fencing will be necessary around the entirety of the locus, especially along the western edge parallel to the residential units.

The individual monitoring the ground disturbing work must be a qualified archaeologist who meets the standards as described in 36 CFR 61 which are also listed on the NHDHR website. These requirements include, but are not limited to, an advanced degree in archaeology or related discipline and supervisory field work in the glaciated Northeast. Experience with Northeastern Archaic Period artifacts and features is essential. The NHDHR maintains a list of individuals and firms qualified to conduct archaeological investigations for compliance with Sec. 106 of the Historic Preservation Act. However this list is not exhaustive and there are additional consultants qualified to conduct such investigations.

The monitor shall be present during ground disturbing activities associated with construction of the drainage swales and the monitor shall have the authority to require that such activities be suspended so that the monitor may closely inspect the ground surface and, if necessary retrieve any artifacts, archaeological features or cultural anomalies that may be revealed. Ground disturbing activities may need to be suspended for several hours should significant archaeological materials or features be identified. Significant materials and features would include concentrations of tool making debris, close associations of tools and tool fragments within a small area such as a square meter, areas of fire altered soils or concentrations of fire altered stone suggestive of intentional hearths or special use areas, concentrations of bone – especially fire altered or calcined bone, dark circular soil stains suggestive of structural posts – especially those that may be intentionally organized or patterned, larger soil stains that may be indicative of intentionally excavated pits from the prehistoric past – in particular soil anomalies suggestive of storage or disposal pits or burials. Although it is highly unlikely, should any human remains be identified then the county medical examiner must be notified and the state archaeologist shall be notified and all disturbance activities shall be halted pending the compliance with state laws relating to the discovery of human remains. Should the monitor encounter abundant

significant archaeological materials or features such that recovery could not be accomplished within a few hours, the state archaeologist will be notified immediately for consultation and resolution.

Modern concentrations or pits of trash or rubbish generally identifiable as less than 50 years are not considered significant nor would isolated 19<sup>th</sup> or 20<sup>th</sup> century items such as glass, pottery, nails, structural debris or household refuse be considered significant.

The individual monitoring the ground disturbing work shall document the progress of the activities the monitor will also document any archaeological investigations or recovery undertake and shall use standard archaeological methods and techniques. An end of field work letter will be prepared and submitted upon termination of site monitoring activities. Any artifacts or feature materials recovered will be cataloged, analyzed and curated and a summary report will be prepared and submitted to the client and the SHPO. Any relevant archaeological site forms will be updated with new information.