

Town of Boscawen

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Notice of Decision *amended 06.16.15*

(Supersedes document NOD Book 3476 Page 673)

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:

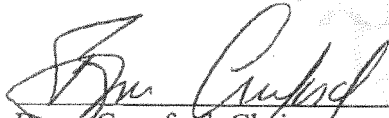
Application, originally submitted on November 18, 2014, for an **Amendment to Site Plan for relocation of two units** submitted by **Peter Henenberg, Manager of California Fields, LLC, 250 Commercial St Suite 904, Manchester NH 03101**. After consultation with the Applicant, the application was amended 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 reviewed by Town Counsel and approved by Planning Board, 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 reviewed by Town Counsel and approved by Planning Board. 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.

Per order of the Boscawen Planning Board,


Bruce Crawford, Chair