

Town of Boscawen, NH

PLANNING BOARD

Boscawen Municipal Complex

MEETING MINUTES – Final/Approved Tuesday, January 13, 2015 at 7:00 PM

Planning Board Members present: Bruce Crawford, Chair; Paul Strieby, Vice Chair; Rhoda Hardy, Doug Hartford, Roberta Witham, and Bernard Davis, Jr.

Planning Board Alternates present: Jeff Reardon and Matt Lampron

Planning Board Alternate Ex-Officio absent: Roger Sanborn

Planning Board Member absent: Karen Mackenzie

Others present: Tom Giovagnoli, John Keegan, Chair, Elaine Clow, Vice Chair, and John Porter of the Agricultural Commission; Alan Hardy, Planning & Community Development Director and Kellee Jo Easler, Planning & Community Development Assistant.

The meeting was called to order by the Chair at 7:04 p.m. The Chair asked Mr. Lampron to vote at tonight's meeting.

Motion made by Mrs. Hardy and was seconded by Mr. Hartford to approve the minutes, as amended, of the December 16, 2014 meeting. Motion was approved by all Board members.

Amendment includes: The White Plant representative was Doug Stewart, not Ron Dupont.

New Business

- **Conceptual Review for Farming**

Mr. Tom Giovagnoli provided a conceptual review of a 200 acre parcel of land at 468 High Street that he wishes to build a chicken barn on. The 46 x 588 structure will house 20,000 organic chickens. A garage and dwelling above it will also be included. The land is all gravel so drainage will not present a problem. Mr. Giovagnoli will sell manure that will be hauled off-site. Alan Hardy stated that the property is Zoned A and 158 acres of the parcel is in Boscawen; the remaining acres in Salisbury. There is no regional impact so Salisbury would not be involved. Surrounding the property is Peter's Sawmill, a gravel pit on the left and restricted, conservation land that is not developable. The Salisbury neighbor is perhaps the closest home.

Mr. Giovagnoli has met with the neighbors and all seem fine with the undertaking. Chairman Crawford feels that this is the best the neighbors could hope for since it's been pretty well logged off over the years. A brook flows through the gravel pit which provides for good drainage. The whole

farm has to be organize certified. No need for review by the Central NH Regional Planning Commission (CNHRPC).

Mr. Giovagnoli will appear at next month's meeting with application.

- **Energy Chapter**

Alan Hardy mentioned that a draft of the Energy Chapter was ready for review.

Old Business:

- **Wild and Scenic**

Chairman Crawford read through a letter from John Keegan, Chair of the Boscawen Agricultural Commission, recommending that the Planning Board not accept the proposed Wild and Scenic River Designation. Two newspaper articles from 1994 outlining federal and state laws and regulations governing use of the Merrimack River were attached to the letter. In the view of the Agricultural Commissioners, sufficient regulatory safeguards exist [letter and news articles attached].

A letter was sent to the Department of Environmental Services (DES) regarding appointment to the Upper Merrimack River Local Advisory Committee (UMRLAC). DES has responded stating that in accord with statute (RSA 483), once appointed to the Committee, there is no power to "un" appoint a member of the Committee. The towns making up UMRLAC include Boscawen, Bow, Canterbury, Concord, Franklin, Northfield, and Pembroke. Most towns have two representatives on the Committee; Franklin has more. Bill Murphy, who was in the audience, stated that in conversation with a National Park Service representative, so long as there is no community support for the Wild & Scenic designation, it will not happen.

Alan Hardy stated that the Conservation Commission's meeting minutes of December 16, 2014 includes their opposition to the designation.

Motion was made by Mr. Lampron that Chairman Crawford draft a letter to the Selectmen stating the Planning Board's position on the Wild and Scenic designation. The motion was seconded by Mr. Strieby and approved by all Board members.

- **White Plant, LLC update**

Alan Hardy mentioned that the Open Space document was reviewed by Town Counsel.

Motion was made by Mrs. Hardy to allow Counsel to confer with White Plant. Seconded by Ms. Witham, and unanimously approved by the Board.

- **California Fields discussion for February**

Director Hardy mentioned that he and Peter Henenberg will be meeting with State Archaeologist, Dr. Richard Boisvert on Thursday to discuss his concerns on the placement of the drainage swales and monitoring the construction excavations. The issue will be continued to the Planning Board's February 10, 2015 meeting.

New Business

- Public Hearing – Zoning Ordinance Changes

In accord with RSA 675:3 and 675:5, Chairman Crawford opened the public hearing on the following Zoning Ordinance changes.

Article V – Lot Dimensions and Area.

Footnote A was eliminated, and the frontage requirements for Zoning District C were changed to 100 feet. **Motion made by Vice Chair Strieby to adopt as written Zoning Ordinance Article V and send to Town Meeting. Seconded by Mr. Hartford. The motion was approved by all Board members.**

Article VI – Supplementary Regulations (Manufactured Housing).

Changes were made based on HUD standards. **Motion made by Ms. Witham to adopt as written Zoning Ordinance Article VI and sent to Town Meeting. Seconded by Vice Chairman Strieby and approved by all Board members.**

Article XII – Definitions.

Motion was made by Vice Chairman Strieby to adopt as written Zoning Ordinance Article XII and send to Town Meeting. Seconded by Mr. Hartford and approved unanimously by all Board members.

- Re-Appointment to the Planning Board

Chairman Crawford mentioned a number of terms expiring in 2015. Mr. Crawford's appointment expires in April and he indicated his willingness to continue to serve. Mr. Strieby's appointment expires in September and he is willing to continue to serve as is Mr. Reardon whose term expires in June. Karen Mackenzie's term expires in April and the Chairman will check on her intentions at the next Planning Board meeting.

Motion to adjourn was made by Mr. Hartford and was seconded by Mr. Strieby. All members approved and the meeting ended at 8:25 p.m.

The next regular meeting of the Planning Board is February 10, 2015 at 7:00 p.m.

Minutes are respectfully submitted by Suzanne Beauchesne