

Town of Boscawen

Planning Board

Boscawen Municipal Complex

Meeting Minutes – Final

Tuesday, February 14, 2017 at 6:30 PM

Members Present: Bruce Crawford – Chair, Roberta Witham – Vice-Chair, James Scrivens, Barbara Randall, Rhoda Hardy.

Members Absent: Matt Lampron and Jeff Reardon

Member Ex-Officio Absent: Bernard O. Davis, Jr.

Alternate Member Ex-Officio Absent: Roger W. Sanborn

Others Present: Alan Hardy – Planning and Community Development Director, Kellee Jo Easler, Planning and Community Development Assistant, Katie Phelps, Recording Secretary.

Chairman Crawford called the meeting to order at 6:33pm and appointed Rhoda Hardy as a voting member.

New Member Recommendation:

Recommendation made by the Planning Board and the Board of Selectmen to appoint Barbara Randall as a member of the Planning Board.

Motion to recommend Barbara Randall as member of the Planning Board made by Rhoda Hardy, and seconded by Jim Scrivens. All in favor.

Mobile Homes on Rented Land:

Bruce Crawford said if you rent the land that a mobile home sits on and don't pay the taxes then the bill doesn't revert back to the property owner. The property taxes stay with the mobile home. He is following a new bill that is in the Legislature this year with this intent. He will continue to follow it and report back. Discussion ensued. Alan also stated there is now a new owner at the mobile home park by Alan's restaurant. The new owner is looking to clean it up.

Town Meeting Volunteers:

We are looking for volunteers to be present for Town Meeting on March 14, 2017 to represent the Planning Board. Rhoda Hardy will be working on food. Jim Scrivens will be Assistant Moderator. Kellee, Alan, and Katie will be there during the day.

Douglas Hartford Resignation:

Bruce Crawford read a letter to the board from Douglas Hartford. He is resigning as a member of the Planning Board effective as of his term end date. He thanked the board for the experience.

Motion to accept Douglas Hartford's resignation with regrets made by Rhoda Hardy, and seconded by Jim Scrivens. All in favor.

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RSA 676:4 – Administrative & Enforcement Procedures:

Kellee Jo Easler explained that this is the meeting that the board needs to accept the Dollar General application under statute. She has gone through it and deemed it administratively complete.

“The board shall, at the next regular meeting or within 30 days following the delivery of the application... determine if a submitted application is complete according to the board’s regulation and shall vote upon its acceptance...”

Bruce Crawford recused himself and appointed Vice-Chair Roberta Witham to Chair the remainder of the meeting.

Motion to accept the Dollar General application as administratively complete made by Rhoda Hardy, and seconded by Jim Scrivens. All in favor.

Review and Acceptance of the Prior Meeting’s Minutes:

The board reviewed meeting minutes from the January 3, 2017 meeting.

Motion to approve the minutes from the January 3, 2017 meeting with one change made by Jim Scrivens, and seconded by Rhoda Hardy. All in favor.

Old Business

Dollar General (Continuation):

The board was given a new document from resident Elaine Clow. Due to the public hearing being closed the board requested that Alan to ask counsel for advice on this new document in between meetings.

Motion to seek legal counsel’s advice on this new document made by Rhoda Hardy, and seconded by Jim Scrivens. All in favor.

Austin Turner from Bohler Engineering along with John Scribner from Lisciotti Development stepped before the board to resume the Dollar General Site Plan application. There was a lengthy discussion at the last meeting about the Site Plan specifics. They have returned to inform the board of their progress. They are looking to have a peer review, (Underwood Engineers), started.

They have addressed their DOT driveway permitting and DOT is ready to issue the permit – they just want to make sure the plans don’t change too much. They also worked out the pylon sign details with the vendor to fabricate it out of low reflectivity material. Finally, the building architecture has been updated based on the board discussion in January. The new design includes

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an updated canopy entrance on the front of the building, using HardiePlank siding and bringing in low greenery to break up the facade. There will also be faux windows incorporated on the front of the building. Mr. Turner passed around a material board which also showed the softer color palate for the board to see.

Alan Hardy brought up snow storage stating it may need to be better defined. Mr. Turner said they were thinking more about that. They were trying to minimize land disturbance in the back of the building but they could grade back further to give more room for snow storage. They are willing to make additional provisions for this if the board sees fit.

Motion to have Underwood Engineering do a peer review on drainage calculations, turning exhibits, and the traffic memorandum made by Jim Scrivens, and seconded by Barbara Randall. All in favor.

Motion to continue the Dollar General application to March 7, 2017 at 7:15pm made by Rhoda Hardy and seconded by Jim Scrivens. All in favor.

Commercial Street Update:

There is a tank in the soap building that was modified many years ago and DES is in the process of removing it. The process will be completed within the next couple weeks.

Next Meeting:

There will be a Lot Line Adjustment application from Cityside Development probably next month. They are looking to change the lot configuration due to the actual location of the hide pile that is mostly on Lot 5. This project's condominium documents are currently being reviewed at the Attorney General's office. The board reviewed the plat and discussion ensued.

Motion to adjourn made by Barbara Randall and seconded by Jim Scrivens. All in favor. The meeting adjourned at 8:30pm.

Next meeting of the board will be Tuesday, March 7, 2017 at 6:30pm.

Minutes respectfully submitted by Katie Phelps