

**Town of Boscawen**  
Planning Board  
Boscawen Municipal Complex  
Meeting Minutes – Final  
Tuesday, May 2, 2017 at 6:30pm

Members Present: Bruce Crawford – Chair, Roberta Witham – Vice-Chair, James Scrivens, Barbara Randall, Matt Lampron

Members Absent: Jeff Reardon, Roger Sanborn – Alternate Ex-Officio

Alternate Members Present: Rhoda Hardy

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

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

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Chairman Crawford called the meeting to order at 6:31pm with a voting board.

Roll Call by Recording Secretary

**Review and Acceptance of Prior Meeting’s Minutes:**

The board reviewed draft minutes from the April 4, 2017 meeting.

Chairman Crawford reviewed the first section of the minutes prior to the Dollar General Site Plan Application with the board.

**Motion made by James Scrivens, and seconded by Barbara Randall, to approve the first part of the minutes as written. All in favor.**

Vice-Chair Roberta Witham reviewed the Dollar General portion of the minutes with the board.

**Motion made by James Scrivens, and seconded by Barbara Randall, to approve the second part of the minutes with changes. All in favor.**

**Election of Chair & Vice-Chair:**

The board discussed election of a Chair and Vice-Chair. No one expressed interest in changing the current Chair or Vice-Chair position.

**Motion made by Vice-Chair Roberta Witham, and seconded by Matt Lampron, to keep the current Chair and Vice-Chair. All in favor.**

**Old Business:**

- **Continuation – Winnipocket 3 Lot Subdivision:**

*Application for a 3 lot subdivision submitted by Winnipocket Properties, LLC, 88 State Shed Road, PO Box 2089, Henniker, NH 03242, for Map 47, Lot 27, located at 307 High Street, Boscawen, NH 03303 in an AR Zone.*

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Joseph Wichert, Land Surveyor, of Joseph M. Wichert, LLS, Inc. and Aaron Wechsler, Owner, of Aspen Environmental Consultants, stepped before the board as appointed agents for David Herrick of Winnipocket Properties, LLC to present an application for a 3-lot subdivision at Map 47, lot 27, 307 High Street in Boscawen, NH.

The entire tract of land is 15.65 acres with 720 feet of frontage that they propose subdividing into 3 lots – 2.87 acres, 9.96 acres, and 2.81 acres. There is an existing building that fronts on High Street. The lot is zoned AR (Agricultural Residential) which requires 200 feet of frontage and 120,000 sq. ft. for lot size. They are seeking one waiver. They did not do a full topographic survey of the back acreage for lot 27-1. They have done the topographic assessment and wetlands delineation for all the lots with the exception of the backland and have met the requirements for buildable area.

The NH Department of Transportation limits curb cuts on state roads so the applicant is looking to create a shared driveway. It would be about 550 ft. long from where it intersects the state road to where it becomes a single driveway on lot 27-2. It is just under 15% grade. Test pits have been done and that information is shown on the subdivision plan. Their driveway concept will require a single curb cut and they aren't sure where they will encounter ledge during the construction of the driveway. The driveway is merely conceptual at this point and could potentially be moved depending of what they find during construction.

Mr. Wichert received the staff reviews and the biggest concern was related to the driveway and grading. The Fire Chief requested a cistern for a water source for fire protection. The applicant would prefer not to do a cistern. There was also an option of sprinkling the two new houses which they may consider. Matt Monahan from Central NH Regional Planning Commission had asked about drainage and erosion in his review as well. Mr. Wichert decided to come in tonight, figure out where the board was leaning towards and come back and potentially have erosion control added to the plan. State subdivision approval is currently pending for the project. The DOT application for the curb cut hasn't been submitted yet because they wanted to figure out what the town was thinking first.

Chairman Crawford asked the board if they had reviewed the memo from Matt Monahan at Central NH Regional Planning Commission. Alan Hardy said a town *may not* require a home to be sprinkled due to a recent change in statute. The town can require a cistern. The applicant can propose sprinkler systems if they wish. The applicant would need to make those decisions. The Fire Chief was simply providing options. Mr. Wechsler says they have received septic approval for the existing house. Mr. Hardy said counsel reviewed the shared driveway access and maintenance easement and he said it makes the obligation between parties clear – which is what it's meant to do.

Bernie Davis asked whether it's common for a driveway to go through a well radius. He said those radiuses are to protect the well. Mr. Wechsler said the 75 ft. radius for the wells is a

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setback from the leach fields only. It isn't intended as a setback from roads or anything else. Mr. Davis asked if it matters if the runoff or salt goes in the same area as the well. Mr. Wechsler said the runoff would go towards the state road, not the well. He said he's never seen enough salt put down on a private driveway to contaminate a well. Discussion ensued.

**Motion to open a public hearing for the Winnepocket 3-lot Subdivision made by Matt Lampron, and seconded by Barbara Randall. All in favor.**

**Ben Kubat – 317 High Street – Opposed:** Concerned about privacy. Concerned about the availability of water because his well has been going dry. Would like the option to buy the lot next to him to prevent building if that is a possibility.

**Jonathan Green – 303 High Street – Opposed:** Concerned about privacy. He asked about the existing red shed and what it would be used for. Mr. Wechsler said it will be used as a rental home. He would recommend adequate fire safety measures seeing there was a recent barn fire in the area. His house is downhill from the potential subdivision and would be concerned about what could potentially enter his well area.

**Sandra Forcier – Morse Hill Road – Opposed:** Would like to protect the area wildlife. A lot of hunters go on that land as well. Would like to keep the woods undeveloped.

**George Cushman – Morse Hill Road – Opposed:** Would be interested in buying the second lot to prevent any building. Mr. Wechsler said he will put him in touch with the owner.

**Motion to continue the public hearing for the Winnepocket 3-lot Subdivision application to the next meeting, June 6, 2017 at 6:30pm made by Bernie Davis, and seconded by Roberta Witham. All in favor.**

**New Business:**

- **2017 Data Collection:**

Central NH Regional Planning Commission is looking at this year's traffic counts and wondering where the board may want to set up traffic counters. Board discussed options and concluded the following:

- Upper Queen St – Lower end by King Street
- Lower Queen St
- King Street – South of Queen
- King Street – North of Queen

Alan Hardy will submit the information to CNHRPC.

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- **Impact Fee Discussion:**

Work will be done by our contractor, Bruce Mayberry sometime this summer. There will be a lot of information provided as part of this required review that we can use in our long-term planning. The impact fees are adjusted as part of this required review. The 2012 Impact Fee study will be put into Dropbox for the board members to review.

- **One Riverside Place:**

We don't have the condominium documents yet but Alan will have them shortly. We will distribute them as soon as we get them. Also, there has been a plan proposed to cap lot 5. They said they couldn't find a suitable form of clay that the State would approve so now they are going with a liner instead.

- **OEP Conference:**

Alan Hardy, Kellee Jo Easler, Bruce Crawford, Barbara Randall, Ed Cherian, and Katie Phelps attended the Office of Energy and Planning Conference on April 29, 2017. If anyone is interested in the information that was presented, please let us know and we will forward information to you.

**Motion to adjourn made by Matt Lampron, and seconded by Barbara Randall. All in favor. The meeting adjourned at 9:00pm.**

The next meeting will be June 6, 2017 at 6:30pm.

*Minutes respectfully submitted by Katie Phelps*