

**Town of Boscawen  
PLANNING BOARD  
Boscawen Municipal Complex  
FINAL MEETING MINUTES  
Tuesday, June 1, 2021 at 6:30 PM**

**Present:** Mark Varney—Chair; Fred Reagan—Vice Chair; Barbara Randall; Gary Tillman; Roberta Witham; Lorrie Carey —Ex-Officio; Rhoda Hardy— Alternate  
Paul Dickey —Alternate Ex-Officio

**Excused:** Loren Martin

**Staff Present:** Kellee Jo Easler—Planning & Community Development Director; Crystal Tuttle—Recording Secretary

**Guests:** Web Stout— Surveyor; Jeff Burd— Engineer; Tom Berkeley— Property Owner/ Developer; Dean Hollins— Boscawen Public Works Director; Tim Kenney— Boscawen Fire Chief; Kevin Wyman— Boscawen Police Chief Ken Folsom, Stacia Langille

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Chair Mark Varney opened the public meeting at 6:00 on Site Walk located behind 152 North Main Street. He reminded the public that this meeting was for the Planning Board to have discussions with the applicant, and that all questions would be heard at the public hearing taking place at the Elementary School. Chair Varney also stated that the site could be dangerous, and that anyone present on the walk was doing so on their own and could not hold the Town liable.

Mr. Stout showed the Planning Board where the proposed road will cross the wetland, in the least impacted section of the wetland. Mrs. Randall asked for clarification of the lot placements.

The group then moved to the ravine where it was thought Baker Street could be connected, but Mr. Stout showed how wide and deep the ravine actually was.

Chair Varney opened the public meeting at Boscawen Elementary School at 6:35 p.m. Chair Varney also made Mrs. Hardy a voting member.

**Minutes**

No corrections were requested for the draft minutes.

**Mr. Tillman motioned to accept the draft minutes, Mrs. Witham seconded. All in favor. None Opposed.**

Application submitted by **Stacia Langille and Jason Kellicher, 130 Corn Hill Road, Boscawen, NH 03303 Map 45, Lot 46** for a **Conditional Use Permit from a single family**

**home to a two family home.** Chair Varney asked if the application was complete and Director Easler said yes. She then introduced Mr. Folsom and Mrs. Langille for the Conditional Use permit application at 130 Corn Hill Road Boscawen, NH. Mr. Folsom explained the application as a single family home returning to a two family home, as this property was once a two family home. Chair Varney opened the public hearing at 6:48 pm, no comment from abutters or public, Chair Varney closed the public hearing at 6:49 pm.

**Mrs. Randall motioned to accept the application as presented, Mr. Tillman seconded. All in favor. None Opposed.**

Mr. Stout presented the application for a Lot Line Adjustment for 105 & 107 High Street Boscawen, NH 03303, 81D, Lots 35 & 36. 25 feet from the back of the building at 107 is a leech field for an existing septic and the applicants would like to add enough land from 105 High St to 107 High St to move the septic onto 107 High St for Kenney's Garage. State permits are needed and in the process of being processed through the State of NH. Lot 35 is 0.34AC and Lot 36 is 2.76 AC. After the LLA, Lot 35 will then be 0.4106AC and Lot 36 will be 2.6895. It is a very small portion, just enough to allow the business to take the septic system. Chair Varney asked if the application was complete and Director Easler said yes. Chair Varney opens the public hearing at 6:55 pm. No abutters or public commented, Chair Varney closes the public hearing at 6:56 pm. Discussion ensued between the PB members and staff on conditions. Conditions the Board would like are:

1. Applicant shall record deeds as a condition subsequent within 90 days from approval;
2. Approval of State Permits;
3. Property owners of 107 High St shall immediately apply for a Site Plan Review as required in the Determination Letter 09.24.20 & Court Order 217.2019.CV.00812.

Mr. Stout commented that the plan needs to be recorded before the deed transfer for this lot line adjustment and Director Easler stated that 107 High Street has a court order to proceed to site plan review, which can be added to the Notice of Decision for tracking purposes. She is fine with recording the plans for a number to add to the deeds.

**Ms. Carey motioned to accept this application with these condition, Mr. Tillman seconded. All in favor. None Opposed.**

Recording Secretary Tuttle read the application as follows: Notice is hereby given in accordance with NH RSA 676:4, I, D1 and the Town of Boscawen Land Development Regulations that the Planning Board will meet on Tuesday, June 1, 2021 at 6:00 PM for a Site Walk to view the property for Map 183D, Lot 16, Sub lot 1 located behind 152 North Main St, Boscawen during a public meeting. Immediately following the Site Walk, the Board will reconvene at Boscawen Elementary School, 1 B.E.S.T Ave, during a regular meeting of the Board to hear an Application submitted by Riveredge Properties LLC, 140 Peaceful Lane, Penacook, NH 03303, for a 19-Lot Subdivision with a location of Map 183D Lot 16-1 North Main Street, Boscawen NH, located in a COM zone. Upon a finding by the Board that the application meets the submission requirements

of the Zoning Ordinance and the Land Development Regulations, the Board will vote to accept the application as complete and a Public Hearing on the merits of the proposal will follow.

**Mrs. Randall motioned that no regional impacts were found. Mrs. Witham seconded. All in favor. None opposed.**

Mr. Stout presented the application for Map 183D Lot 16 Sub Lot 1. Chair Varney wanted to go through the Underwood Engineer review line by line with Mr. Stout and Engineer Burd. Engineer Burd is currently waiting on the Wetland Scientist report, and stated that the Underwood Engineer report contained a number of corrections for the Engineer plans that he did himself. Engineer Burd would like to set up a meeting with Underwood to discuss all of these corrections. Director Easler stated that she could schedule this. Engineer Burd stated that number three on the report is not applicable, as no lighting is proposed for this subdivision. Number 16 states it is not advisable to have a long dead end street, Fire Chief Kenney said this is not a concern to him. Chair Varney stated that the Town of Boscawen has several dead end roads. Number 20 concerns the ability to turn around in driveways, Public Works Director Hollins stated that the proposed driveways are the size stated in the Town's regulations. Number 23 is in regards to the mailbox kiosk located in the right of way. Engineer Burd and Applicant Mr. Berkeley stated that in discussions with the United States Postal Service, they are requiring all subdivisions to have a central mailbox location. Public Works Director Hollins, Fire Chief Kenney and Police Chief Wyman are all unaware of this regulation, and Chair Varney would like written verification from the USPS regarding this requirement.

Engineer Burd questioned number 32 regarding the submerged pump station, and Public Works Director Hollins is in agreement with Underwood Engineers. Public Works Director Hollins also had conversations with Towns such as Franklin, who recommended above ground sewer pump stations for future maintenance. Engineer Burd stated that the submerged pump station was proposed because it was more economical for the 19 homes proposed, with no possibility of extension. Chair Varney stated that the concern with the submersible pump station is in the interest of the taxpayers long term. Engineer Burd also commented that number 43 and the suggestion of road configuration is not feasible for this project.

Ms. Carey asked about the regulations being used for the water study, and Engineer Burd stated he was using the Penacook Boscawen Water Precinct (PBWP) regulations. There are two proposed fire hydrants. Fire Chief Kenney said he is waiting on the numbers from the flow test that PBWP had performed, Engineer Burd said he could get those to him. Director Easler read waivers requested for this subdivision. Chair Varney stated that the Planning Board is not voting on them tonight, as they are still waiting on the Fiscal Impact study and the meeting of Engineer Burd and Underwood Engineers.

**Vice Chair Reagan motioned to waive the traffic study, Chair Varney seconded. All in favor. None opposed.**

**The public meeting has been continued to a date certain of July 6, 2021 at 6:30pm in the Boscawen Municipal Office Complex. Mr. Tillman motioned to adjourn. Mrs. Randall Seconded.**

**Next meeting will be July 6, 2021 at 6:30pm**

*Respectfully submitted by, Crystal Tuttle.*