

Town of Boscawen
Planning Board
Meeting Minutes – Draft
4th Floor Meeting Room
February 5, 2019 at 6:30pm

1 Present: Barbara Randall – Chair, Roberta Witham – Vice-Chair, Mark Varney – Ex-Officio, Paul Dickey,
2 Matt Lampron,
3 Excused: Rhoda Hardy, Roger Sanborn – Alternate, Jeff Reardon-Alternate
4 Others Present: Kellee Jo Easler – Planning & Community Development Director & Danielle Bosco,
5 Recording Secretary, Jeff Abbe & Mark Kaplan-Conservation Commissioners
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8 Chair Barbara Randall opened the public meeting at 6:35pm.
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10 Roll call completed by Danielle Bosco
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12 **Minutes**

13 **Motion made by Mark Varney and seconded by Paul Dickey, to approve the minutes of December 4,**
14 **2018 as presented. All in favor. None opposed.**

15 **New Business:**

16 • **Conservation Commission**

17 Mark Kaplan and Jeff Abbe from the Conservation Commission came to discuss the Natural
18 Resources section of the Master Plan and a Natural Resource Inventory. Mr. Kaplan said the
19 Conservation Commission received the Natural Resources Chapter 8 from the Master Plan which
20 was updated in December of 2018. The Commission is using it as a template to create a strategy
21 for the Natural Resource Inventory and would like to work together with the Planning Board
22 going forward. Mr. Kaplan also said that they would like to meet with all the Boards 1-2 times
23 per year. Mr. Abbe said they have been encouraged by the NH Association of Conservation
24 Commissions to create a Natural Resource Inventory. Mr. Abbe said they would like to enhance
25 the Master Plan, Chapter 8, Natural Resources and add a Natural Resource Inventory (NRI) with
26 maps, as a stand-alone section. Amanda Stone from UNH Extension has been helping the
27 Commission and suggested topography and scenic vista maps for the NRI. Mr. Kaplan said they
28 want to give information to Residents as well as receive input. Mr. Kaplan asked if the Planning
29 Board adopted regulations for wetland buffers. Mrs. Easler said the Town has a 25 foot wetland
30 buffer, in the Subdivision Regulations. Mr. Abbe asked if there was something in place for
31 developers to permanently conserve land. Mrs. Easler said there is open space development
32 regulations. Mrs. Easler said when they did Riverside Place Subdivision there was no land to
33 donate so they donated money that went to the Parks & Rec. Mr. Abbe said they Board should
34 look at islands and plantings in parking lots. Mr. Kaplan questioned if the State stone road
35 project was on the Planning Boards radar. Chair Randall said it is not. Mr. Abbe said at one point
36 he thought there was a Walker Pond Volunteer group and questioned if it still existed. Mrs.
37 Easler said she doesn't know if there was such a group but would look into it. Mrs. Easler said
38 she will add the maps and information from Amanda Stone into drop box for the members to
39 view.
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Weeks Family Trust

Chair Randall questioned where the Weeks Family Trust lawsuit stood. Mrs. Easler said at this point there is no update as to where it stands.

OPI Spring Meeting

Chair Randall said the Spring Meeting at the Grappone Conference Center will be held June 1 this year and more information will be sent out as it gets closer.

- **Gilmanton PH Cell Tower**

Chair Randall said the Town was notified of a cell tower in Gilmanton due to Regional Impact. The meeting will be held February 14.

- **Penacook Rivco Anticipated Apartments**

Chair Randall said she went to a public meeting and it looks like it will be a six story building with shops and restaurants on the first floor then the rest would be 200-300 apartments. Chair Randall said they tried talking with the developer about a cluster neighborhood but he wasn't into that. Chair Randall said the developer wasn't sure about the parking. Mrs. Easler questioned if this was zoned for this. Chair Randall said it is not zoned for this currently. Mr. Lampron said he believes the School will have an issue with new developments. Mr. Varney said statistically the number of students has declined.

- **Development Discussion**

Mr. Varney said where Kesavan (Villa Brasi Lane) Mobile Home Park was located, there will be seven new mobile homes, on frost walls, and a house out front this year. Mr. Varney said, on Norac Drive which is off Tremont, that the older mobile home that is still up will come down for the relocation of a new barber school to be built by Dave Caron. Mr. Varney questioned if the remaining lots on Knowlton Road were sold and Mrs. Easler said yes. Mrs. Easler said she believes the remaining interior 30 acre lot will have an application before the Planning Board in the future.

- **CNHRPC**

Mrs. Easler said she sent the Subdivision, Site Regulations and Zoning to Mike Tardiff to be combined into one and it is in draft form. Mrs. Easler also said she discussed the possibility of a Natural Resource Inventory Project and Mr. Tardiff said typically it is around \$7,500.

- **Adjournment: Motion made by Roberta Witham and seconded by Matt Lampron to adjourn. All in favor. None opposed.**