

Town of Boscawen  
Planning Board  
Meeting Minutes – Draft  
4<sup>th</sup> Floor Meeting Room  
April 2, 2019 at 6:30pm

1 **Present:** Barbara Randall – Chair, Roberta Witham – Vice-Chair, Mark Varney, Paul Dickey, Roberta  
2 Witham, Rhoda Hardy, Ed Cherian- Ex Officio;  
3 **Excused:** Matt Lampron, Jeff Reardon.-Alternate, Lorrie Carey, Alt-Ex-Officio, Danielle Bosco, Recording  
4 Secretary;  
5 **Others Present:** Alan Hardy- Town Administrator, Kellee Jo Easler – Planning & Community  
6 Development Director

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9 Chair Barbara Randall opened the public meeting at 6:30pm.

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11 Roll call completed by Chair Randall

12  
13 **Minutes**

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15 **February 5, 2019 Minutes- line 33 replace they with the, line 41 OSI, line 51 Cell Tower should be**  
16 **underlined, Motion made by Mark Varney and seconded by Paul Dickey, to approve the minutes of**  
17 **February 5, 2019 as amended. All in favor. None opposed.**

18  
19 **Election of Officers**

20 **Motion made by Mark Varney and seconded by Paul Dickey, to appoint Barbara Randall as Chair. All in**  
21 **favor. None opposed.**

22 **Motion made by Chair Randall and seconded by Paul Dickey, to appoint Mark Varney for Vice Chair.**  
23 **All in favor. None opposed. Mark Varney abstained from voting.**

24 **Old Business:**

25 **Weeks Family Trust**

26 Chair Randall questioned where the Weeks Family Trust lawsuit stood. Mrs. Easler said it is still being  
27 dealt with through the courts.

28 **New Business:**

29 **Amendment to the site plan review regulations** Chair Randall said the effect of the amendment will be  
30 to add the Code Enforcement Officer to the PB Technical Review Committee Composition under III.  
31 Procedures, B. 2. Alan Hardy said when they originally created the PB Technical Review Committee that  
32 added members by position not individual. Mr. Hardy said this position wasn't in because he held two  
33 previously. Mrs. Easler said administratively it was 25 copies and has come down to 15 of the copies of  
34 the applications and small plans and 4 sets of the large plans. For the technical review it will be 10  
35 applications and small maps and 1 large set of plans. **Motion made by Mark Varney and seconded by**

Town of Boscawen  
Planning Board  
Meeting Minutes – Draft  
4<sup>th</sup> Floor Meeting Room  
April 2, 2019 at 6:30pm

36 **Rhoda Hardy, to add Code Enforcement Officer to the Planning Board Technical Review Committee**  
37 **and include administrative copy changes. All in favor. None opposed.**

38 **Application for Lot Line Adjustment** for Page Pond Trust, Gail Devoid, Trustee, 431 High Street, Boscawen  
39 NH 03303 between Map 49, Lot 57 & Map 49, Lot 58 in the AR zone.

40  
41 Chair Randall asked if the application was complete. Mrs. Easler said it is. Mrs. Easler said it is an expedited  
42 review, it was done at submission because it is just a lot line adjustment and the hope is to have a decision  
43 tonight.

44  
45 **Motion made by Ed Cherian, and seconded by Paul Dickey, to accept the application as complete. All in**  
46 **favor. None opposed.**

47  
48 Chair Randall questioned whether the lot line adjustment was of regional impact.

49  
50 **Motion made by Mark Varney, and seconded by Roberta Witham, that the application is not of regional**  
51 **impact, under the provisions of RSA 36:54-58. All in favor. None opposed.**

52 Gail Devoid thanked the Board for volunteering their time. Mrs. Devoid said what they are doing is hanging  
53 so the building that cannot be sold as a residence due to removing the bathrooms, is on a separate lot.  
54 Mrs. Devoid said all the lots are conforming. Mrs. Devoid said she has had trouble selling the lots and this  
55 will make them more desirable. Mrs. Devoid said she was granted access for a future road connection by  
56 the NH Supreme Court after a cluster development went in. Chair Randall questioned if there was road  
57 access off High Street. Mrs. Devoid said it does. Mr. Dickey asked if the plan is to sell each of the three  
58 house lots together. Mrs. Devoid said yes that is what she is trying to do because when she tried to sell  
59 those together people didn't want all that land. Mr. Dickey asked if the driveways would come in off High  
60 Street. Mrs. Devoid said the lots would come off high street and one would have right way to one of the  
61 other lots and that would be in the deed.

62  
63 Chair Randall opened the public hearing for comment at 6:47pm.

64  
65 Mrs. Devoid showed the public the Map of the Lot line Adjustment and explained the Lot Line  
66 Adjustment.

67 Any unidentified Resident spoke to Mrs. Devoid and asked about Tote Road.

68 Chair Randall asked all Residents that have questions to come to the podium.

69 Randy Inman, brother of Neil Inman owner of 10 Keneval in Colonial Woods. Mr. Inman said they are  
70 trying to grasp the scope of this, where it abuts to Colonial Woods common land and any effects it  
71 would have on Colonial Woods such as traffic and noise. Mr. Inman said he is not from this area but  
72 deals with this thing very regularly. Mr. Inman questioned where the egress will be off High Street. Chair  
73 Randall said for that lower lot there is about 200 feet of road frontage. Mr. Inman questioned if there  
74 are any houses on that lot. Chair Randall said no there is not. Mr. Inman questioned where that was on  
75 High Street as he isn't from the area. Chair Randall said Mrs. Devoid could show him. Mrs. Devoid

Town of Boscawen  
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4<sup>th</sup> Floor Meeting Room  
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76 explained exactly where it is. Mr. Inman questioned if all the public knew where this development is  
77 going to be. Chair Randall said all they are being asked to do is look at a lot line adjustment. Mr. Inman  
78 said that he understands that but questioned if everyone is clear where the egress will be. Mrs. Easler  
79 said all the Residents were notified of the hearing. Mr. Inman said there was no description. Mrs. Easler  
80 said that is why you attend a public hearing. Mrs. Easler said at this time there is no development  
81 proposed as far as access to the lot. Mr. Varney said there will be no change off Keneval as far as this lot  
82 line adjustment is concerned. Mr. Inman asked if this lot line adjustment brings it any closer to Colonial  
83 Woods. Mr. Varney said it doesn't, it's on the opposite side. Mrs. Hardy said she isn't sure what Colonial  
84 Woods is. Mrs. Easler said it is Crem Development and back when the Subdivision was done, a  
85 homeowners association called Colonial Woods was started. Mrs. Easler said there was never any  
86 change of ownership from Crem to Colonial Woods, the only documentation that was found was that it  
87 disbanded in 2011. Mr. Hardy said this is not unlike Skyline drive, when a Subdivision is done a name is  
88 put to it. Mr. Hardy said as an entity they are not able to find anything. Mr. Hardy said the Attorney  
89 General's Office in 2011 shows it disbanded. Mr. Dickey said at this time there will be no access through  
90 Keneval.

91 Angela Eafrazi 11 Keneval. Mrs. Eafrazi said that as far as they know they are an association and an  
92 association document is at the Registry of Deeds. Mrs. Eafrazi said they are responsible for the common  
93 land and pay liability insurance. Mrs. Eafrazi said she is not here representing the Association but as an  
94 individual property owner as well as has letters from abutters that are in opposition of this lot line  
95 adjustment. Mrs. Eafrazi questioned what the adjacent lot acreage will be after this lot line adjustment.  
96 Mr. Cherian said the adjacent lot is going from 37.55 to 23. 33 acres. Mrs. Eafrazi asked what the rules  
97 are for Subdivision and cluster development, it is clear the owner is marketing this land for sale. Chair  
98 Randall said that may be the future but tonight they are only dealing with the Lot Line Adjustment. Mrs.  
99 Eafrazi questioned if there was a conflict, any members serving on both the Planning and Zoning Board  
100 of Adjustment. Chair Randall said no there is not. Mrs. Friday questioned if she could submit all the  
101 letters from the abutters. Mrs. Easler said she can make copies of them. Mrs. Eafrazi said at the time of  
102 development it wasn't disclosed about the Common Land and went through minutes. Mrs. Eafrazi said it  
103 is a hands off association they just pay the liability insurance.

104 Chair Randall closed the public hearing at 7:06p

105 Mr. Dickey questioned without the adjustment where does it leave her. Mrs. Devoid said she has been  
106 trying to sell it but people don't want that much land. Mr. Dickey asked if a developer wants to purchase  
107 it all, would she sell it? Mrs. Devoid said it would be 72 acres. Mr. Dickey said he feels that is why the  
108 neighbors are upset because of potential development. Mrs. Devoid said it could still be developed as it  
109 is now. Mr. Dickey said it is still the same they are just moving the line some. Mr. Cherian said if there  
110 was going to be a cluster development they would need to notify abutters again and go through a  
111 Planning and possibly Zoning Board review. Mr. Hardy said that if anyone proposes another change it  
112 will come forward to the Board, the land restrictions are only getting tighter on Subdivisions.

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113 **Chair Randall suggested two conditions, 1.** Applicant shall record the deeds for Map 49, Lots 57 &  
114 58, as a condition subsequent, within 90 days of Planning Board approval, 2. Chair to sign plan  
115 outside of meeting. **Motion made by Mark Varney, and seconded by Paul Dickey, to approve the lot**  
116 **line adjustment with the conditions set. All in favor. None opposed.**

117

118 **CNHRPC Traffic Count**

119 Mr. Cherian said he is sharing what roads the Selectboard has discussed having a traffic count done. Mr.  
120 Dickey recommended the lower side of Corn Hill. Mr. Varney said you will miss a lot of people coming  
121 off of Knowlton. Mr. Cherian said they can have 5 primary and 5 secondary roads. Mr. Cherian said Corn  
122 Hill road shows 1700 trips. Mr. Dickey questioned if that was a week total. Mrs. Easler said she will look  
123 into it. The Board agreed that the entrance to Corn Hill Road by Route 4 should have a count. Mr. Dickey  
124 brought up Tremont Street. Mr. Dickey said they are going to be doing construction on Tremont Street.  
125 Mr. Hardy said they are having a meeting April 25 and a public input meeting in May regarding the  
126 construction. Mrs. Easler said Eel Street will be have an issue with the construction. Mr. Varney said US 3  
127 North of Queen Street and Rabbit Road would be his suggestions. Mr. Cherian said US 4 East of US 3  
128 would be another suggestion. Mr. Cherian questioned who would be in charge of filling out the form.  
129 Mr. Hardy said Planning Board would be responsible for it. Mr. Cherian said for Secondary roads US 3  
130 North of US 4. Mr. Varney suggested US 4 W US 3. Mr. Varney suggested US 3 North of Gage Street. Mrs.  
131 Easler suggested East Street at the Contoocook River. Mrs. Easler said she will get the form filled out and  
132 it can go back for final review with the Selectboard. Mr. Cherian asked if she could find out how long the  
133 traffic counts are up for.

134 **Riggins Rules**

135 Chair Randall said everyone received a copy of these.

136 Mr. Dickey said he wanted to bring up that he has witnessed and been told many cars are visiting the  
137 landfill with no sticker. Mr. Dickey said this needs to look at. Mr. Varney said that he is aware of people  
138 from out of State that have permits that don't have stickers. Mr. Hardy said that if this is going to have a  
139 study done it needs to be done with a Police Officer. Mr. Varney said if they are going to check every car  
140 they are going to need extra people and traffic is going to back up.

141 **Adjournment: Motion made by Mark Varney and seconded by Ed Cherian to adjourn. All in favor.**  
142 **None opposed.**

143 *Respectfully submitted,*

144 *Danielle Bosca*