

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
MEETING MINUTES
Tuesday, May 5, 2020 at 6:30 PM**

Present: Barbara Randall-Chair, Mark Varney- Vice-Chair, Frederick Reagan, Rhoda Hardy, Paul Dickey-Alternate Ex-Officio

Excused: Lorrie Carey-Ex-Officio, Roberta Witham

Others Present: Kellee Jo Easler-Planning & Community Development Director, Alan Hardy-Town Administrator, Kearsten O'Brien- Recording Secretary

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

Chair Randall read off the Covid-19 Public Meeting Notice of Telephonic Meetings, which reads as follows: In light of the state of emergency declared by the Governor on March 13, 2020, and to respond to the COVID-19 pandemic, the chair has determined that an emergency exists and that accordingly, until further notice, (a) members of the board may attend all board meetings telephonically, without the physical presence of a quorum; and (b) members of the public who wish to participate in hearings may, on request, participate telephonically or submit comments in writing to be included in the record of the hearing.

Roll call completed by Kearsten O'Brien.

Minutes

March 3, 2020- Vice-Chair Mark Varney motioned to accept the minutes, motion was seconded by Frederick Reagan. All in Favor. None opposed.

April 7, 2020- Chair Randall requested to add in the E-Check list memo. Vice- Chair Varney motioned to accept the minutes as amended. Mr. Reagan seconds the minutes. All in favor. None opposed.

New Business:

Continued application submitted by **Steven C. Luger LLS 659, PO Box 1791, Hillsborough NH 03244** for a **2-Lot Subdivision**, owned by **James M. Colby Trust 07.20.11** with location of **High Street, Boscawen NH, Map 47 Lot 24**, located in an **AR zone**. The Planning Board had reviewed this application as complete with no regional impact on April 7, 2020.

Steven Luger explained that the proposed subdivision will be subdivided off of the 114.69-acre lot owned by James M. Colby Trust 07.20.11, which will then divide the two lots creating a 5.46-acre lot leaving Mr. Colby with a 109.23-acre lot. Mr. Luger stated they have addressed the questions of Central New Hampshire Regional Planning, and the revisions will be made. Mr. Luger said they have to put fencing to mark the boundary line on the southeast on the 5.46-acre lot. Mr. Luger said they are waiting for a wetland permit submitted to the State, along with a driveway approval.

Chair Randall opened the public hearing at 6:41 pm.

No public comment. Chair Randall closed the public hearing at 6:43 pm.

Vice-Chair Varney made a motion to approve the application with the conditions of: Change the subplot name from B to the number one, subject to impact fees and a receipt of all local and state permits. Seconded by Mr. Frederick Reagan. All in Favor. None opposed.

Continued application for **Site Plan Review**, submitted and owned by **Sovereign Grace Fellowship, PO Box 9055, Penacook NH 03303** with a property address of **235 High Street, Boscawen NH 03303** on **Map 47, Lot 31, Sublot B** located in an **R1 zone**. The Planning Board had reviewed this application as complete and no regional impact on April 7, 2020.

Naomi Praul from Nobis Engineering stated the property is mostly wetlands. Sovereign Grace asked Nobis Engineering to put together a plan that would allow them to be able to pave the parking area and formalize a striping plan. This will create an organized parking area for Sovereign Grace. The front setback for the property is 40 feet. Sovereign Grace was granted a variance from the Zoning Board of Adjustments back in February to relieve them from the required 40-foot front setback. Ms. Praul states that Sovereign Grace would like to stripe for fifty spaces overall, which is required by parking regulations. Included in the fifty spaces are three, ADA compliance spaces. Ms. Praul sent out the plans to NHDOT regarding the driveway and states the response from NHDOT was that no changes will need to take place for the existing permit. Chair Randall asked if Sovereign Grace is currently using the space as parking and if they are looking for a formal parking lot plan. Ms. Praul said that is correct. Mr. Dickey asked if the water will go into the depressed area and evaporate. Ms. Praul said that the water currently goes into the depressed area and potentially could infiltrate the swales surrounding the parking area or evaporate. Alan Hardy wanted to clarify with Ms. Praul that NHDOT said that no changes need to be made to the driveway. Ms. Praul said that is correct. Mr. Hardy asked if she was aware that the driveway was not built the way the permit was originally designed. Ms. Praul said she was aware and that is why she had reached out to NHDOT in advance of the meeting to describe to them the changes that were made to the driveway.

Chair Randall opened the public hearing at 6:58pm.

No comment from the public. Chair Randall closed the public hearing at 7:21pm.

Mr. Reagan motioned to approve the application with the conditions of: The driveway acceptance confirmation from NHDOT and the protective well radius of 75'. Vice-Chair Varney seconded the motion. All in favor. None opposed.

Continued application submitted by **T.F. Bernier, PO Box 3464, Concord NH 03302-3464**, owned by **The Matthew L. McKerley Revocable Trust (Priscilla McKerley & Doug Sampson, Trustees)** for a **Conditional Use Permit and an Excavation Gravel Permit, Pursuant to RSA 155-E** with a location of **Map 49 Lot 6, 451 Daniel Webster Highway, Boscawen NH**, located in

an **AR zone**. The Planning Board reviewed this application as complete with no regional impact on April 7, 2020.

Tim Bernier stated the property is about 143 acres and the proposed mining area will consist of 20 acres from the 143- acre lot. The property and the Gravel pit will be owned by GMI. GMI is going to utilize the gravel pit for their Franklin asphalt plant. The purpose for the proposed gravel pit is to replace material from the gravel pit in Loudon, which was sold. Mr. Bernier stated this is not going to be a commercial pit where individuals can come in and buy sand; it will only be used for GMI's Franklin location purposes. They anticipate five to six employees to start the gravel pit. Once the gravel pit is established, they are going to process about 30,000 yards a year, screen it, and stock pile over the winter and transport it to the Franklin location in the summer. Mr. Bernier states that there will be no blasting or crushing. Mr. Bernier stated there will not be an increase of traffic on Route 3, due to the fact they are shortening the distance from each pit and will not be traveling from Loudon anymore. Mr. Bernier said NHDOT requested they widen the driveway to 24 feet for 180 feet back. Mr. Bernier said they have increased the radius for the trucks turning into and out of the driveway as well. Mr. Bernier said they have received their permit from NHDOT. The only permit they are waiting on is the 155-E permit from NHDES, which they believe they will be receiving within the next two weeks. Mr. Bernier said the pit will eventually be reclaimed. Mr. Reagan asked if the pond would be affected by the mining from the Gravel pit. Mr. Bernier stated that the man-made pond receives storm water and it is not a naturally occurring pond. Mr. Dickey asked, besides the ponds, are there any wet lands they will be impacting. Mr. Bernier said no. Kellee Easler asked if there will be a reclamation bond. Mr. Bernier said they will get one in place. Mr. Dickey asked Mrs. Easler if this pit will be subject to yearly review by the town engineer. Mrs. Easler said yes, due to the decision made in October to have all gravel pits in town inspected yearly.

Chair Randall opened the public hearing at 7:23pm.

Chair Randall read off David Albert's letter as an abutter's stating his concerns about having a negative effect on his private well? Will the excavation pollute Stirrup Iron Brook? Heavy trucks exiting and entering the gravel pit. Noise and Dust from the mining operation. Proximity to mining operation hurting his property value. Mr. Albert's only sees negative affects to this proposed gravel pit. Mr. Bernier and Warren Colby addressed these concerns with Mr. Albert. Mr. Bernier stated there will be no crushing and blasting, which can be made a condition. Mr. Bernier said nothing will run outside of the excavation area, which is a requirement of DES. Mr. Colby walked the land with Mr. Albert to explain the process of the pit and to show him how far the pit is away from his property.

Chair Randall closed the public hearing at 7:28pm.

Mr. Dickey motions to approve the application with the conditions of: An annual review by Town Engineer, a bond of \$25,000 for up to 5 acres, no crushing or blasting, and a receipt of all local and State of New Hampshire permits. Mr. Reagan seconds the motion. All in favor. None opposed.

Application submitted by **Scott Martin, 53 Rye Road, Allenstown, NH 03275** owned by **Page Pond Trust, 431 High St, Boscawen NH 03303** for a **Lot Line Adjustment** with a location of **Map 49 Lot 57 & 58, High Street, Boscawen NH**, located in an **AR zone**.

Chair Randall asked Mrs. Easler if the application is complete. Mrs. Easler said yes.

Rhoda Hardy motioned to accept the application as complete. Mr. Reagan seconded the motion. All in favor. None opposed.

Chair Randall asked if the application is of regional impact.

Mrs. Hardy motioned that the application is not of regional impact. Mr. Dickey seconded. All in favor. None opposed.

Webster Stout, surveyor, stated the property is north of Keneval Ave. Page Pond Trust was before the Zoning Board of Adjustment in February for a variance. The variance was asked of the board for a lot with no road frontage creating a non-conforming lot for Map 49 lot 58. The Zoning Board of Adjustments denied the variance. Mr. Stout states this is why they are requesting a lot line adjustment from the Planning Board. Lot 57 will be taking 11.74 acres from lot 58, which has 38.16 acres. This lot line adjustment will total lot 57's acreage to 35.12 acres from the original 23.38 acres leaving lot 58 with 26.42 acres. With the lot line adjustment this will create the 200 feet of road frontage required by the town. Mr. Dickey asked with the 35 acres if there will be only one house. Mr. Stout said that is correct.

Chair Randall opened the public hearing at 7:40pm.

Alec Biron, owner of Map 49 lot 62, wanted to clarify that only one home will be going on the property. Mr. Martin said that is correct.

Chair Randall closed the public hearing at 7:42pm.

Mr. Dickey motioned to approve the application with impact fees, and that the applicant shall record deeds as a condition subsequent within 90 days from approval. Mrs. Hardy seconded the motion. All in favor. None opposed.

Other Business:

- Jeff Reardon's term ended in April and Roberta Witham's term will be up in June. Chair Randall states the Planning Board will need new members.
- Chair Randall states that the review of Draft Land Use regulations needs to be completed. Chair Randall asked the Planning Board members if there is a possibility to meet every other Tuesday Starting May 19, 2020 from 6pm to 7pm to complete the Land Use Regulations.
- Zoning Ordinance with a Solar Ordinance update 2021 to be updated after Land Use Regulations are completed.
- Master Plan-Economic Development 2020 (CNHRPC)

- **Adjournment: Motion made by Vice-Chair Varney to adjourn. Mrs. Hardy seconded. All in favor. None opposed.**

Respectfully submitted by, Kearsten O'Brien