

**Town of Boscawen  
PLANNING BOARD  
Boscawen Municipal Complex  
MEETING MINUTES  
Tuesday, July 2, 2019 at 6:30 PM**

1 Present: Barbara Randall – Chair, Mark Varney– Vice-Chair, Paul Dickey, Rhoda Hardy, Ed  
2 Cherian- Ex Officio, Matt Lampron, Roberta Witham, Jeff Reardon-alternate  
3 Excused: Danielle Bosco  
4 Others Present: Kellee Jo Easler – Planning & Community Development Director  
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6  
7 Chair Barbara Randall opened the public meeting at 6:30pm.  
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9 Roll call completed by Chair Randall  
10

11 **Minutes**

12 June 4, 2019- Chair Randall made a correction to decibels on line 13. **Mark Varney made a**  
13 **motion to approve the minutes as amended. Seconded by Ed Cherian. All in favor. None**  
14 **opposed.**

15 **Old Business:**

16 Application for **Phase IV, 5-Lot, Major Subdivision**, submitted by **Kelly M. Landry**, of **37 Al's**  
17 **Avenue, Allenstown, NH 03275**, for property located at **Water Street/Knowlton Road,**  
18 **Boscawen NH 03303 on Map 45, Lot 29, Sublot 2 in R1 zone.**

19  
20 Chair Randall asked if the application was complete. Mrs. Easler said it is, pending State  
21 approvals.

22 **Motion made by Mark Varney and seconded by Paul Dickey, to accept the application as**  
23 **complete. All in favor. None opposed.**

24 Chair Randall questioned whether the 5-Lot Subdivision was of regional impact.

25 **Motion made by Rhoda Hardy, and seconded by Roberta Witham, that the application is**  
26 **not of regional impact, under the provisions of RSA 36:54-58. All in favor. None opposed.**

27 Mr. Joseph Wichert approached the Board to present the application. Mr. Wichert went over the  
28 application and map with the Board. Mr. Wichert explained since the continuance at the June  
29 meeting revised plans were presented to both the Town and CNHRPC as well as meeting with  
30 the Conservation Commission. Mr. Wichert said he spoke with the Fire Chief about the fire  
31 hydrants that are currently in place. Fire Chief Tim Kenney went on record to say when  
32 insurance companies call and ask if there is a fire hydrant in place he is going to say no. Chief  
33 Kenney said that the hydrants on Water Street cannot be used. Chief Kenney said the hydrant  
34 that Mr. Wichert is referring to use does not meet the NH Fire Code recommendations. Mr.  
35 Cherian questioned if there is a requirement for fire protection. Chief Kenney said there is no  
36 requirement in the state for fire protection. Mr. Varney questioned having a cistern. Chief

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37 Kenney said that could be something to look into in the future but they cannot require them at  
38 this time. Mr. Cherian questioned if the shared driveway had an easement. Mr. Wichert said it  
39 remains part of the larger lot with an easement. Chief Kenney supplied the following to the  
40 Planning Board and the Public:

41 According to:

42  
43 NFPA 1, 2009 edition

44  
45 Chapter 18 Fire Department Access and Water Supply

46  
47 para 18.3.1 "An approved water supply capable of supplying the required fire flow for fire  
48 protection shall be provided to all premises upon which facilities, buildings or portions of  
49 buildings are here after constructed or moved into the jurisdiction"

50  
51 and

52  
53 para 18.4.5.1.1 "The minimum fire flow and flow duration requirements for one and two family  
54 dwellings having a flow area that does not exceed 5000 ft<sup>2</sup> shall be 1000gpm for 1 hour"

55  
56 As adopted by the State of NH

57  
58 Part Saf-C 6008 BUILDING SAFETY  
59 6008.01 Adoption of Fire Prevention Code  
60 NFPA 1 "Fire Code" 2009 edition except as modified in Saf-C 6008.02

61

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

63 There was no public to speak in favor or against the application, therefore Chair Randall closed  
64 the public hearing at 6:59pm.

65 **Motion made by Paul Dickey, and seconded by Mark Varney, to approve the Phase 4, 5-**  
66 **Lot Subdivision off Knowlton Road & Water Street on Map 45, Lot 29, Sublot 2 with the**  
67 **following conditions:**

- 68       **1. Receipt of all State & Local approvals;**  
69       **2. Final driveway easements shall be approved by Town Counsel;**  
70       **3. All lots are subject to Impact Fees;**  
71       **4. Note on plan that there is no fire protection.**

72 **All in favor. None opposed.**

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73 **New Business:**

74 **Joseph Wichert Conceptual Consultation (RSA 676; 4, II (a), (c))**

75 Mr. Wichert approached the Board to discuss a private cemetery to be owned by The Association  
76 of Bosniaks of New Hampshire. Mr. Wichert said they would be clearing out 36,000 square feet  
77 of area with 26,000 square feet of lawn and 12,000 square feet of gravel parking. Mr. Wichert  
78 said this would allow for 294 burial sites and 15 parking spaces. Mr. Wichert said there would be  
79 no buildings or septic. Mr. Wichert questioned requiring PE design for grading, landscape  
80 architect and questioned if the Board sees anything that is missing that could make the process  
81 smoother. Mr. Dickey questioned the timeline. Attorney Mark Puffer was introduced to the  
82 Board and is not sure of the timeline but believes as soon as they receive final approval. Mr.  
83 Cherian questioned State regulations. Mr. Wichert said there are State regulations that they must  
84 follow for the distance away from property lines and water. Mr. Wichert said there would be a  
85 gate to prevent vandalism.

86 After the end of the conceptual consult, Mark Varney made a motion to take a 10 minute  
87 adjournment. Seconded by Ed Cherian. Motion accepted.

88 **Dollar General:**

89 Mr. Varney said that the previous Fire Chief wanted the Fire Hydrant in the State of NH Right-  
90 Of-Way. The water precinct doesn't want it in the Right-Of-Way, they want a private hydrant.  
91 Mr. Varney said there is currently a hydrant within 500 feet. Mr. Varney said the Planning Board  
92 has discussed this with Chief Kenney, they have approved amending the Notice of Decision to  
93 remove the hydrant.

94  
95 **Mr. Varney made a motion to make a non-substantive change to the Site Plan showing the**  
96 **line for the hydrant has been capped, however, we are not going to require the hydrant to**  
97 **be installed at this time. The funding shall be escrowed at the current cost in case a hydrant**  
98 **has to be put into place in the future with the conditions that the Town receive letters**  
99 **approving the changes in the Site Plan conditions from Chief Kenney, Bohler Engineering**  
100 **and Underwood Engineers. Seconded by Paul Dickey. All were in favor. None opposed.**

101  
102 **Zoning Changes:** Mrs. Easler said she is working with CNHRPC regarding a solar ordinance.  
103

104 **Discussion of Distribution List for Departmental Review:**

105 Mrs. Easler gave contact information to Board members on two new specialized Engineers to use  
106 in the future for Departmental Review. Todd G. Sullivan, PE of SFC Engineering Partnership  
107 regarding fire protection and Eugene Forbes, PE of Underwood Engineers regarding  
108 environmental and water protection.

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110 **HB245:**

111 Mrs. Easler said the bill allows the Board to accept an application less than 21 days. Mrs. Easler  
112 said this would have to be changed in the rules of procedure. The Board decided they will not  
113 make any changes.

114

115 **Adjournment: Motion made by Mark Varney and seconded by Paul Dickey to adjourn. All**  
116 **in favor. None opposed.**

117

118 *Respectfully submitted, Danielle Bosco`*