

Town of Boscawen
Planning Board
Meeting Minutes – Draft
4th Floor Meeting Room
July 10, 2018 at 6:30pm

1 Present: Roberta Witham – Vice-Chair, Rhoda Hardy, Matt Lampron, Jeff Reardon, Mark Varney – Ex-
2 Officio

3 Excused: Barbara Randall, Bernard Davis Jr., Roger Sanborn – Alternate Ex-Officio

4 Others Present: Alan Hardy – Planning & Community Development Director, Kellee Jo Easler – Planning
5 & Community Development Assistant, Katie Phelps – Recording Secretary.

6
7 ***Note: Site Walk at 145 King Street wasn't held due to lack of members present at the site.***

8 Vice-Chair Roberta Witham opened the meeting at 6:35pm.

9 Jeff Reardon appointed a voting member for the meeting.

10 Roll call done by Katie Phelps.

11 **New Business:**

12 • **Site Plan Revocation Discussion – Map 81B, Lot 35 (Public Hearing)**

13 The Board met to discuss Site Plan revocation at 145 King Street. The Board noted that a solid fence has
14 been erected around the perimeter of the property. George Vinciguerra, owner, of 145 King Street
15 spoke to the Board. He said he has put up a fence as requested and he believes he is now in compliance.
16 He asked if the Board had any questions for him. Mark Varney asked that the items still outside of the
17 fenced in area be put behind the fence if it's product. Mr. Vinciguerra said those are his personal
18 belongings, not product, but it can go behind the fence. Rhoda Hardy noted that the space in question
19 should be saved for parking. Mr. Vinciguerra said the parking is up against the fence and he has two
20 spaces in front of the barn. He said the fence itself is 8 feet tall with gated entrances at 6 feet tall. He
21 went with an 8 foot high fence to prevent problems down the road for the Town and himself. He noted
22 that anything in salvage is over 80 inches. He said all the old fence is going to be brand new gates but
23 they still have to put the concrete poles in. They spend \$4,000 on the fence and he still anticipates
24 spending another \$2,000 to finish. Discussion ensued.

25 **Vice-Chair Roberta Witham opened a public hearing at 6:43pm.**

26 Brian Mank, abutter at 148 King Street, addressed the Board. He and his wife own Christy Goodhue Real
27 Estate next door. He is wondering what took so long to enforce the Site Plan. He thinks the fence looks
28 great and is pleased with the progress made. He did question if there is a Town ordinance in regards to
29 how many unregistered vehicles you can have on a property. Alan Hardy said statute notes that there
30 can only be one unregistered vehicle – the exception being antique vehicles.

31 **Vice-Chair Roberta Witham closed the public hearing at 6:47pm with no further public comment.**

32 **Motion made by Mark Varney, and seconded by Jeff Reardon, to terminate the Site Plan revocation**
33 **hearing. All in favor. None opposed.**

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34 • **Compliance Review – Winnepocket Properties, LLC.**

35 The purpose of the compliance review was that the Board conditionally approved a 3 lot subdivision and
36 named Alan Hardy, Code Enforcement Officer, as compliance officer. Mr. Hardy noted that a decision
37 from NH DOT regarding a driveway permit created a situation that needed to come back to the Board.
38 The decision by NH DOT said that final driveway approval would come after the plans were recorded at
39 the Merrimack County Registry of Deeds. Typically, the Town wouldn't record the plans until all the
40 conditions are met. Mr. Hardy said Town counsel drafted a modification letter to move forward.

41 Aaron Wechsler of Aspen Environmental, and Dave Herrick, owner, were in attendance. Mr. Wechsler
42 noted subtle changes to the plan. Matt Lampron questioned the plan changes. He requested that the
43 letter from counsel note the newest plan revision date with the changes. Discussion ensued. Mr.
44 Lampron also noted that any changes to plans should be reviewed by the Board prior to the meeting.

45 **Motion made by Mark Varney, and seconded by Rhoda Hardy to accept the amended Notice of**
46 **Decision. All in favor. None opposed.**

47 • **Approval of Prior Meeting Minutes:**

48 The Board reviewed meeting minutes from June 5, 2018.

49 **Motion made by Mark Varney, and seconded by Rhoda Hardy, to approve the meeting minutes from**
50 **the June 5, 2018 meeting as written. All in favor. None opposed.**

51 • **CIP Schedule Date with Department Heads:**

52 The Board reviewed the Town of Boscawen CIP. The budget is built from the CIP and any municipality
53 who has Impact Fees is required to have a CIP.

54 • **Certified Stormwater Inspector:**

55 There is training coming up for Certified Stormwater Inspectors. The Building Inspector Fund would fund
56 the training if anyone were interested. One of our part-time building inspectors, Rose Fife, is willing to
57 go to the training. It would allow us to send Stormwater reports to be reviewed by her. The cost is \$799
58 per person plus a \$25 fee for registration.

59 **Motion made by Rhoda Hardy, and seconded by Jeff Reardon, to support having a Certified**
60 **Stormwater Inspector. All in favor. None opposed.**

61 **Old Business:**

62 • **Meeting Date Change Responses:**

63 There were no responses from anyone about changing the date of the Planning Board meetings.

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65 • **Master Plan Update:**

66 No updates were available at the time of the meeting to review.

67 **Future Business:**

68 • **Upcoming Applications**

- 69 ○ **Norac Enterprises – Map 183D, Lot 100**
- 70 ○ **Technical Review Committee – Brad & Ann Taylor**
- 71 ○ **AOP Realty Lot Line Adjustment**
- 72 ○ **Boscawen Congregational Church Subdivision**

73 **Motion to adjourn made by Mark Varney, and seconded by Matt Lampron. All in favor. None**
74 **opposed. The meeting adjourned at 7:52pm.**

75 Next meeting is scheduled for August 14, 2018 at 6:30pm.

76 *Minutes respectfully submitted by Katie Phelps*