

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
MEETING MINUTES
Tuesday, September 3, 2019 at 6:30 PM**

1 Present: Barbara Randall – Chair, Mark Varney– Vice-Chair, Paul Dickey, Rhoda Hardy, Ed
2 Cherian- Ex Officio, Roberta Witham
3 Excused: Danielle Bosco, Jeff Reardon
4 Others Present: Kellee Jo Easler – Planning & Community Development Director
5

6
7 Chair Barbara Randall opened the public meeting at 6:30pm.
8

9 Roll call completed by Chair Randall
10

11 **Minutes**

12 August 6, 2019- Rhoda Hardy made the following corrections, line 26- not done, line 37- pit
13 should be pits, line 38- there should be their, line 77- remove the dash, line 86- have arisen.

14 **Mark Varney made a motion to approve the minutes as written. Seconded by Paul Dickey.**
15 **All in favor. None opposed.**

16 **Old Business:**

17 *(Continued from September 4, 2018)* Application for **Site Plan Review**, submitted by **Bradford**
18 **Dunlop** for an **Outdoor Vehicle Storage Facility**, with the location of **8 DW Hwy, Boscawen,**
19 **Map 81D Lot 10**, owned by **H&R Construction Corp, 1204 Washington Street, Stoughton**
20 **Massachusetts, 02072 in the Village District Zone.**

21
22 Chair Randall explained that Mr. Dunlop was unable to attend the meeting that evening.

23 **Motion made by Mark Varney and seconded by Paul Dickey to continue the application**
24 **until the October 1, 2019 meeting. All in favor. None opposed.**

25 **Conceptual Discussion:**

26 Robert Degan with S&H Land Services approached the Board to discuss a subdivision that is tax
27 map 41 lot P21 in Concord and while surveying the parcel the stone wall is not actually on the
28 town line it is roughly 10 feet from the town line. Mr. Degan said they aren't proposing any
29 buildings or driveways on the land. Mrs. Easler explained that the portion of the Boscawen land
30 will be taxed to the Concord resident. Mrs. Easler said the Planning Board will need to sign off
31 on the Subdivision. Mrs. Easler said the abutters will need to be notified again for the October 1st
32 meeting as long as the application is submitted in time.

33 **Zoning Changes:**

34 Mrs. Easler said the only proposed change in Zoning is a property on Water Street that the owner
35 would like to stay Agricultural.

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36 Mr. Cherian said the lighting needs to be addressed in the Zoning Ordinance.

37

38 **Email/Memo from Tim Kenney:**

39 Mr. Varney said the memo explained that the Fire Department follows NFPA for guidelines in
40 Fire protection.

41

42 **Gravel Permits:**

43 Mrs. Easler said that the Piontkowski gravel pits, instead of doing a bond they did 100,000
44 shares of Verizon Stock that is now worth \$70,000. Mrs. Easler said since the passing of
45 the owner they are trying to figure out how to liquidate the stocks. Mrs. Easler said the
46 recommendation is to have it bonded or be paid by cash of \$50,000. **Mr. Dickey made a**
47 **motion for \$50,000 cash bond payable to the Town of Boscawen, with the following**
48 **conditions, Review by Town Counsel; legal fees payable by applicant, agreement on**
49 **who speaks and signs for land owner, release of shares after Town receives money**
50 **and agreement. Seconded by Mr. Varney.**

51

52 Chair Randall said that there has been concern expressed about issues during construction phase
53 regarding start times and other issues. Chair Randall said she is concerned about doing
54 micromanaging and the State hasn't had concerns on the State road. Mr. Cherian said he
55 agrees with this. Mr. Varney said that Mr. Hardy spoke about discussing regulation of
56 start and end times for construction to future Site Plans. Mr. Dickey discussed regulating
57 start and end times to be 7am-5pm. Mr. Cherian said there is no noise ordinance so it gets
58 tricky. Mrs. Easler said that 5pm is a little early for an end time. Mr. Dickey said having a
59 time limit on the trucks. Mr. Varney suggested heavy equipment 7am-7pm. Mark Varney
60 said to add a stipulation to Site Plans that in a residential districts, construction and
61 construction vehicles only run from 7am-7pm with the ability to come to the Board and
62 request other hours. Mr. Cherian said this wouldn't allow an electrician to come to the
63 property earlier or later than this even not causing noise because you can't define
64 construction. **Motion made by Mark Varney to table this until the next meeting.**
65 **Seconded by Paul Dickey.**

66

67 **CNHRPC:**

68 Mrs. Easler said that she has been working with CNHRPC regarding a property on Commercial
69 Street. Mrs. Easler said that Phase 1 and 2 have been done for the Town owned property. Mrs.
70 Easler said that Walter Dratner has purchased 30-34 Commercial Street and will be working with
71 CNHRPC regarding grants and CNHRPC will be approaching the Board of Selectmen to discuss
72 this.

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75 **Members Board:**

76 Chair Randall said that Matt Lampron wrote an email to everyone resigning from the Planning
77 Board. Chair Randall wanted to thank him for all his years serving the Town. Chair Randall
78 explained the Board all received an email from Jeff Reardon stating he has family commitments
79 and will not be able to attend meetings through the winter and will return in June. Chair Randall
80 said the Board should start thinking about adding a new member.

81

82 **Updates:**

83 Mrs. Easler said she wanted to update the Board that she is still waiting on the Bosniaks and
84 Landry plans.

85

86 Mrs. Easler said the CIP committee will meet next week on September 11th. Mrs. Easler
87 questioned which Selectman can attend. Mr. Cherian said he believes he can.

88

- 89 • **Adjournment: Motion made by Mark Varney and seconded by Paul Dickey to**
90 **adjourn. All in favor. None opposed.**

91 *Respectfully submitted, Danielle Bosco*