

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
MEETING MINUTES
Tuesday, October 1, 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-alternate
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 September 3, 2019- Chair Randall made the following corrections, line 14- as amended, line 19-
13 comma after Stoughton, line 27- insert the word found after parcel, line 48- add comma after
14 conditions, line 52- has line 56- substitute on for to, line 58- add suggested, line 63- insert if after
15 even, line 65- add all in favor none opposed. **Mark Varney made a motion to approve the**
16 **minutes as amended. Seconded by Paul Dickey. All in favor. None opposed.**

17 **Old Business:**

18 *(Continued from September 3, 2019)* Application for **Site Plan Review**, submitted by **Bradford**
19 **Dunlop** for an **Outdoor Vehicle Storage Facility**, with the location of **8 DW Hwy, Boscawen,**
20 **Map 81D Lot 10**, owned by **H&R Construction Corp, 1204 Washington Street, Stoughton,**
21 **Massachusetts, 02072 in the Village District Zone.**
22

23 Chair Randall explained that Mr. Dunlop is unavailable to attend the meeting tonight. Chair
24 Randall said nothing has changed from last year and no complaints have been filled she feels
25 they shouldn't continue it again.

26 **Motion made by Mark Varney and seconded by Rhoda Hardy to remove the requirement**
27 **of the annual review as long as there is no change in renter or use of the property. All in**
28 **favor. None opposed.**

29 **New Business:**

30 Application for **Subdivision in Concord with creation of new unbuildable lot in Boscawen,**
31 submitted by **S&H Land Services LLC, of 1600 Candia Road, Suite 5, Manchester NH**
32 **03109**, owned by **MDR Rehab & Development LLC, PO Box 653, Goffstown, NH 06045**, for
33 property located on **Chandler Street & Elm Street in Concord NH Map 141 Lot P21** and
34 location for **Boscawen, NH 03303 on Map 83** in an **R2 Zone.**

35 Chair Randall asked if the application was complete. Mrs. Easler said she has received
36 everything but did receive an email from the Concord Planning Board stating the meeting has

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
MEETING MINUTES
Tuesday, October 1, 2019 at 6:30 PM**

37 been continued to October 16th and plans are being revised but she has not received new plans.
38 Peter Stoddard from S&H Land Services spoke as a representative for MDR Realty. Mr.
39 Stoddard said full plans have been submitted to the City of Concord but a minor change was
40 made adding 22 square feet to the lot. Chair Randall questioned if anything was put on the plan
41 about the Water Precinct approving new water service. Mr. Stoddard said he received a letter
42 from the Water Precinct supporting the new water service. Mr. Stoddard said he has updated
43 plans to submit. Mr. Stoddard said the majority of this Subdivision is in Concord.

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

46 Chair Randall questioned whether the lot line adjustment was of regional impact. Chair Randall
47 said that Concord has already declared this of Regional Impact but doesn't believe what they are
48 dealing with for Boscawen is of Regional Impact.

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

51 Chair Randall opened the public hearing for comment at 6:42pm.

52 No public comment was made, Chair Randall closed the public hearing at 6:43pm.

53 **Motion made by Paul Dickey and seconded by Mark Varney, to approve the Subdivision**
54 **with the condition that final approval from the Concord Planning Board is provided by the**
55 **applicant. All in favor. None opposed.**

56 **Vacant Planning Board Position:**

57 Chair Randall said that everyone received the application from Fred Reagan for the vacant
58 Planning Board position.

59 **Motion made by Mark Varney and seconded by Paul Dickey, to submit the application and**
60 **suggest to the Board of Selectmen that Fred Reagan fill the vacant seat on the Planning**
61 **Board. All in favor. None opposed. Ed Cherian abstained from voting as he will be**
62 **receiving the application as a Selectman.**

63 Chair Randall said she will be attending the Selectman meeting on Thursday to discuss this with
64 them.

65 **Solar Workshop Report:**

66 Ed Cherian said he attended the NH Energy Summit that discussed new legislation for NH. Mr.
67 Cherian said there is a Land Use Conference this Saturday.

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
MEETING MINUTES
Tuesday, October 1, 2019 at 6:30 PM**

68 **Gravel Pit Permits:**

69 Mrs. Easler said that GMI needs an updated permit in January of 2020 Piontkowski needs to be
70 updated in March of 2020. Mrs. Easler said that GMI, Conservation Commission and she visited
71 the site and did point out where boulders where pushed into the 25 foot wetland buffer and
72 flattened out an area. Mrs. Easler said that they will be revisiting the site tomorrow with Tim
73 Bernier. Tom Gilmore, Conservation Chair. Ed Cherian said that a few years ago GMI
74 approached the Zoning Board and there were some potential non-compliance issues. Ed Cherian
75 said it would be worth looking at the minutes from the Zoning Board meeting. Mr. Dickey said
76 someone approached the Board several months ago about an encroachment on his property. Mrs.
77 Easler said that it was boulders and she believes was very minimal and has been resolved as far
78 as she is aware. Mrs. Easler said that concerns are raised to the Code Enforcement Officer, but
79 spoke with a gravel appraiser for the State of NH who recommended having a Town Engineer
80 inspect them. Mrs. Easler said the suggestion was Underwood Engineers and gave information to
81 all the Board members. Mrs. Easler said the applicant would pay the costs of the Engineer.

82 **Motion made by Mark Varney and seconded by Paul Dickey, to include these items for all**
83 **new gravel permits to have yearly inspections. All in favor. None opposed.**

84 **Motion made by Chair Randall and seconded by Mark Varney, to enter into a non-public**
85 **session per RSA 91-A:3, II (e) at 7:01pm. All in favor. None opposed.**

86 **Motion made by Mark Varney and seconded by Paul Dickey Varney, to come out of non-**
87 **public at 7:20pm. All in favor. None opposed.**

88 **Zoning Changes:**

89 Mrs. Easler said that there is a request for land to change from R1 to AR on the official town
90 map. Mrs. Easler said the land was previously zoned in different sections. Mrs. Easler said he
91 does have many animals on the property and would like to convert his entire property to AR.
92 Mrs. Easler asked if the Board would be willing to support this as it moves forward to Town
93 Meeting.

94 **Motion made by Mark Varney and seconded by Paul Dickey, to support the Zoning**
95 **change from R1 to AR. All in favor. None opposed.**

96 Mrs. Easler said she has worked with Matt Monahan about adding the definition of river and
97 stream to the Zoning Ordinance. Mrs. Easler said this will clear up having to identify land across
98 from a river as an abutter. Mr. Cherian said it reads that you would have to classify them as an
99 abutter and doesn't show a difference between river and stream.

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
MEETING MINUTES
Tuesday, October 1, 2019 at 6:30 PM**

100 Mrs. Easler said she has given Board members changes to the Conditional Use Permit 18.02 and
101 18.03. Mr. Varney said this reads that a technical review committee can make a decision but they
102 can't, only an approval. Mrs. Hardy pointed out another section where it states the technical
103 review committee can approve. Mrs. Easler said she can have Matt Monahan from CNHRPC
104 come in to discuss Conditional Use Permits. The Board agreed this would be a good idea.

105 **Plan Link Review:**

106 Chair Randall said Plan Link is a great email circulation that provides lots of information and is
107 helpful with answering questions. Mrs. Easler said you get added to the email list and people are
108 able to email questions or useful information. Anyone that would like to be added to this can.

109

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

112 *Respectfully submitted, Danielle Bosco*