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3 **Town of Boscawen**
4 **PLANNING BOARD**
5 **Boscawen Municipal Complex**
6 **MEETING MINUTES**
7 **Tuesday, October 6, 2020 at 6:30 PM**
8

9 **Present:** Mark Varney – Chair; Frederick Reagan - Vice-Chair; Barbara Randall, Roberta
10 Witham, Gary Tillman, Loren Martin- Alternate; Lorrie Carey - Ex-Officio
11

12 **Excused:** Rhoda Hardy, Paul Dickey - Alternate Ex-Officio
13
14

15 **Staff Present:** Kellee Jo Easler - Planning & Community Development Director; Alan Hardy-
16 Town Administrator; Kearsten O'Brien - Recording Secretary
17

18 **Others Present:** Jeff Abbe- Conservation Commissioner, Mark Kaplan- Conservation
19 Commissioner, John Keegan- Chair of the Agricultural Commission, Michael Tardiff-
20 CNHRPC, Stephanie Alexander- CNHRPC

21 Chair Mark Varney opened the public meeting at 6:30pm.
22

23 Chair Varney read off the Covid-19 Public Meeting Notice of Telephonic Meetings, which reads
24 as follows: In light of the state of emergency declared by the Governor on March 13, 2020, and
25 to respond to the COVID-19 pandemic, the chair has determined that an emergency exists and
26 that accordingly, until further notice, (a) members of the board may attend all board meetings
27 telephonically, without the physical presence of a quorum; and (b) members of the public who
28 wish to participate in hearings may, on request, participate telephonically or submit comments in
29 writing to be included in the record of the hearing.
30

31 Roll call completed by Kearsten O'Brien.
32

33 **Motion by Chair Varney to make Loren Martin a voting member for tonight's meeting.**
34 **Seconded by Gary Tillman. All in favor. None opposed.**
35

36 **Minutes**

37 September 1, 2020- Vice-Chair Fred Reagan motioned to accept the minutes as amended.
38 Seconded by Ms. Lorrie Carey. All in favor. None Opposed.
39

40 **Old Business:**
41

42 Kellee Easler discussed changes to the Natural Resource Inventory with the Planning Board. Mr.
43 Tillman added two discrepancies that he found. The first on page 7 the top right map says one
44 hundred foot buffer, but the description on the left says three hundred foot buffer. On Page 27
45 conservation land buffer states one thousand feet but map next to says one hundred foot buffer.
46 Stephanie Alexander will check in with Craig to get the correct number for each page, and get

47 back to Kellee. Barbara Randall added a correction on page 23 section 4.6 steep slopes or ridge
48 lines should probably read between U.S. three and U.S. four. Mark Kaplan asked the Planning
49 Board what their thoughts were on the eight recommendations sent from the Conservation
50 Commission. The Conservation Commission would like insight on what they can do as a
51 commission to help the Planning Board support the NRI. Ms. Carey asked if there was a specific
52 timeline that the Conservation Commission would like to see the eight recommendations
53 implemented. Mr. Kaplan said there is not a timeline, his understanding is that they are an
54 advisory to the Planning Board to help with the NRI. Mrs. Easler said that is correct they are
55 advisory for the Planning Board. She is concerned with the changing of the wetland setbacks,
56 and suggests talking extensively with the Planning Board if they were going to consider
57 changing the setback because the Land Development Regulations were just approved in
58 September. Mr. Alan Hardy stated that concern about widening setbacks can give the
59 impression, if not, the reality of a taking. The courts do not act well to takings and he would
60 tread lightly when widening setback. Ms. Carey stated she remembers a while back that there
61 was push back about setbacks being too close to agricultural land that were near rivers and
62 streams. Mr. John Keegan said what he remembers is that if there was a three hundred foot
63 setback that would make it difficult for places like Crete's farm to be able to operate on, such as
64 tillable land. Ms. Carey asked Mr. Keegan if he recalled discussion between the precinct and the
65 water wells. Mr. Keegan said he does not remember. Mr. Hardy said the situation you're in you
66 have to look at the specific statute in play. When it comes to setbacks that we control through the
67 zoning ordinance, it is not going to be the same set back that we require of a public water supply.
68 When a well is purposed there is a boundary around the well, which would preempt the Town's
69 zoning. Chair Varney asked if the board would like to read through the NRI one more time and
70 do a little more research before making a decision. The Planning Board agreed to continue the
71 discussion and invite Craig Tufts to the December Planning Board meeting which will give them
72 time for review.

73
74 Stephanie Alexander went over the Energy Chapter update of the Master Plan. Ms. Alexander
75 went over the most important sections with Mr. Hardy and creating an Energy Appendix for
76 information that was not as important. Ms. Alexander would like the Planning Board to come up
77 with suggestions on which sections of the chapter should go into the Energy Appendix. Page 2
78 has a new graphic of what types of energy is being used in the chapter that are relatable to
79 Boscawen. Table 10-7 looks at the Municipal energy costs and usage for targeted municipal
80 facilities in one calendar year which, was 2019. Ms. Alexander looked at a years' worth of utility
81 bills from Liberty and Agra for buildings such as the Municipal Facility, Parks and Rec, 1913
82 Library, Transfer Station and Public Works. They are able to gather and compare how much
83 energy is being used and paid now by the town compared to 2010. The long and short of it, is
84 that the 2010 bills and usage are about comparable to the current usage and costs. On page 12 it
85 shows the comparison in kilowatt hours between 2010 and 2019. There is also a new section on
86 solar panel permits that were issued in town from 2016 to the middle of 2020. They were tallied
87 for residential, commercial/industrial, tax exempt buildings, and any on vacant land. Ms.
88 Alexander said hydroelectric is an interesting topic in Boscawen, because the town has the Briar
89 Hydro pilot agreement which she is waiting on some information to come in. Once the
90 information comes in she would like to compare that to what the tax would have been as opposed
91 to the pilot payments to see which is more affective or efficient. Ms. Carey asked if there was a
92 way to add in if net metering was allowed at a higher level what impact that may have on

93 Boscawen. Ms. Alexander said she would look into that, she is not sure if it would work for
94 hydro. This document was created with fifty sources and would like the Planning Board
95 Members to come forth with any sources they may feel benefits the chapter. Ms. Carey asked
96 how you organized the general chapter. Ms. Alexander said she stayed with the general format
97 that the original chapter was organized, and would change the organization if the Planning Board
98 thought it needed to be set up differently. Chair Varney stated he likes the way it is currently set
99 up where it gives the general information about the chapter and then goes into the information
100 that pertains to Boscawen. Ms. Alexander suggested that Boscawen create a local energy
101 committee. This will help provide the residents of Boscawen on the conservation of energy and
102 what they can do to conserve energy. The Town of Dunbarton has an Energy Committee and Ms.
103 Alexander suggests looking into what they have done to get a sense for the Energy Committee
104 along with looking at their chapter and comparing the two. Ms. Alexander will be back
105 November 10th for the next Planning Board meeting with the revised draft.
106

107 Ms. Alexander moved onto the Energy Ordinance. The town currently has a Small Wind
108 Ordinance but with an Energy Ordinance it would replace the Small Wind Ordinance. The
109 Energy Ordinance would consist of wind, solar, and biomass. Ms. Alexander asked a series of
110 questions regarding the Ordinance. The solar section she would like to break it down into four
111 sections residential accessory scale, community scale, Commercial or Agricultural scale, and
112 Large Commercial/ Industrial scale. Ms. Alexander asked if the town would like to limit the size
113 of solar. Ms. Carey said she would, because the Town is prided on its Natural Resources and
114 having a solar farm may take away from that, there for limiting it to 25 acres is a good
115 suggestion. Ms. Witham & Mrs. Martin agreed. Mrs. Martin brought up the fact that the
116 technology is forever changing on these projects and voiced the concern of where are the panels
117 going to end up in five to twenty years and some maybe recyclable. Mrs. Randall said that she is
118 not sure she would want to limit it to much, because there are parts of town that would be perfect
119 for a solar farm. Vice-Chair Reagan agreed with Mrs. Randall because it is renewable energy
120 that is saving the environment and could save money for tax payers. As long as there is a process
121 that would allow for someone to have more than just 25 acres. Chair Varney agreed. Mrs. Easler
122 asked if there was any type of reclamation to take care of the solar panels once the life span is
123 up. Ms. Alexander said they are proposing a section of the ordinance for liabilities. The Planning
124 Board and Ms. Alexander spoke about different permits such as a conditional use permits for
125 different districts. This is meant to keep the larger systems out of the residential areas unless they
126 are regulated by site plan review and conditional use permit. Agricultural has more leeway
127 because it has more open areas. Ms. Alexander will be back next month with updates.
128

129 Michael Tardiff gave an update on the Economic Development, and the wide range of tools he
130 would like to use in the chapter. Identifying the available commercial parcels and putting them
131 on the Select New Hampshire website. Along with using the Economic revitalization program
132 which allows a business to get a break on their profit tax if they are located in one of the zones.
133 Mr. Tardiff spoke with Mrs. Easler and set up a time to speak on October 20th at 2 p.m. as a work
134 session with the Planning Board about the Economic Development.
135

136 **New Business:**
137

138 Application for a **Minor Site Plan Review** for a **Remote Learning Center Educational Facility,**
139 **Private,** submitted by **Concord YMCA, 15 N. State St, Concord NH 03301,** owned by
140 **Sovereign Grace Fellowship, PO Box 9055, Penacook NH 03303** with a property address of **235**
141 **High St, Boscawen NH 03303** on **Map 47, Lot 31, Sublot B & BA,** located in an **R1 zone.**

142 Ms. Galipeault began by stating for the last ten years they have had the program after school at the
143 Boscawen Elementary school. With Covid they have not been able to have the program at the
144 school. Sovereign Grace Fellowship has allowed them to use their facilities to provide a remote
145 learning center to families who need the assistance. There will be two groups of nine and will not
146 be combined. Social distancing and proper sanitization will be used. The remote learning center
147 will operate from 8:30 a.m. to 4:30 p.m. They also have been in contact with childcare license.

148
149 Chair Varney asked if the application is complete. Mrs. Easler stated that the application is
150 complete.

151
152 **Motion made by Mrs. Randall to accept the application as complete. Seconded by Mr.**
153 **Tillman. All in favor. None opposed.**

154
155 Chair Varney asked if there was any regional impact.

156
157 **Motion made by Mrs. Randall that there is no regional impact. Seconded by Mr. Tillman.**
158 **All in favor. None opposed.**

159
160 Mrs. Easler stated they have passed all life safety and fire inspections. Chair Varney asked if there
161 was going to be playground or outside activity. Ms. Galipeault said it is strictly a remote learning
162 center to help the children with their school work. Mrs. Randall asked if there were specific
163 cleaning protocols. Ms. Galipeault said they do they have been trained through the emergency
164 child care because they are considered an essential child care facility and all the staff are certified.
165 They are not blending their groups, the groups of nine will stay with the same children and staff
166 member.

167
168 **8:44 P.M. Chair Varney opened the Public Hearing.**

169
170 Chair Varney read an email from Lyman Cousens stating his support for the remote learning center.

171
172 **8:45 P.M. Chair Varney closed the Public Hearing.**

173
174 **Mrs. Barbara Randall motioned to accept the application as presented. Seconded by Gary**
175 **Tillman. All in favor. None opposed.**

176
177 **Adjournment: Motion made by Mrs. Randall to adjourn. Vice-Chair Reagan seconded. All**
178 **in favor. None opposed.**

179
180

- **Next meeting will be November 10, 2020 at 6:30pm**

181
182 *Respectfully submitted by, Kearsten O'Brien*