

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
MEETING MINUTES
Tuesday, November 5, 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, Lorrie Carey, Fred Reagan
3 Excused: Danielle Bosco, Lorrie Carey, Jeff Reardon-Alternate
4 Others Present: Kellee Jo Easler – Planning & Community Development Director
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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 October, 2019- Chair Randall made the following corrections, line 24- add since, change filled to
13 filed. **Mark Varney made a motion to approve the minutes as amended. Seconded by Paul**
14 **Dickey. All in favor. None opposed.**

15 **New Business:**

16 Application for **Lot Line Adjustment** between **Map 47, Lot 6 & Map 47, Lot 7** owned by
17 **Tami B Porter, 239 DW Highway & Sharon Johnson, Trustee, McKerley Revocable Trust**
18 **2012, 510 Random Rd Hillsville VA 2343** and **2-Lot Subdivision**, submitted by **Sharon**
19 **Johnson, Trustee, McKerley Revocable Trust 2012, 510 Random Rd Hillsville VA 2343**, for
20 property located at **247 DW Highway Boscawen, NH 03303 on Map 47, Lot 6** in a **R1 Zone**.

21 Chair Randall stated she was an abutter to the property and has done a lot line adjustment with
22 the applicant in the past. She feels there is nothing to lose or gain from this adjustment. Chair
23 Randall said she would recuse herself if the Board felt she should. The Board didn't think she
24 should recuse herself.

25 Chair Randall asked if the lot line application was complete. Mrs. Easler said it is.

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

28 Chair Randall questioned whether the lot line adjustment was of regional impact.

29 **Motion made by Rhoda Hardy, and seconded by Ed Cherian that the application is not of**
30 **regional impact, under the provisions of RSA 36:54-58. All in favor. None opposed.**

31 Web Stout a licensed land surveyor represented the applicant. Mr. Stout displayed plans of the
32 lot line adjustment and subdivision. Mr. Stout said they do need to get a State driveway permit
33 and have already sent it for approval. Mr. Stout said there is a discontinued road, Eastman Road
34 that is shown on the plans.

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

36 Kristen Bean Warren of 221 DW Highway, questioned if a parcel had additional frontage. Mr.
37 Cherian said it is not shown on the map and should be.

38 Ernie Jones of 9 Goodhue Road, brought up not knowing about the Cemetery that was formally
39 the McKerley property and was approved last month. Mrs. Easler said that was approved last
40 month and they were not abutters to that lot so they were not notified.

41 The applicant spoke to say they do not plan on building anything on this parcel just adding
42 acreage. Chair Randall said the offer was made to all abutters a few years ago if anyone wanted
43 land.

44 Chair Randall closed the public hearing at 6:47pm.

45 **Motion made by Mark Varney and seconded by Paul Dickey, to approve the Lot Line**
46 **Adjustment with conditions: Applicant receive driveway approval and Applicant record**
47 **deeds in 90 days. All in favor. None opposed.**

48 Chair Randall asked if the Subdivision application was complete. Mrs. Easler said it is.

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

51 Chair Randall questioned whether the lot line adjustment was of regional impact.

52 **Motion made by Rhoda Hardy, and seconded by Paul Dickey that the application is not of**
53 **regional impact, under the provisions of RSA 36:54-58. All in favor. None opposed.**

54 Mr. Cherian asked for explanation for the request for waivers.

55 Mr. Stout said topography and wetlands are shown to meet the requirement. Mr. Stout said this is
56 a large parcel to do Site Specific Soils on.

57 Chair Randall opened the public hearing for comment at 6:55pm.

58 Kristen Bean Warren questioned if there was enough road frontage for Residential housing. Mr.
59 Cherian said as a single lot this has the frontage, if they were to do a development this would
60 need to be readdressed and a road built.

61 A Resident questioned if the applications depend on a driveway permit. Mr. Stout explained the
62 Board is required to ensure a driveway is permitted.

63 Chair Randall closed the public hearing at 6:59pm.

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64 **Motion made by Ed Cherian and seconded by Mark Varney, to approve the Subdivision as**
65 **presented. All in favor. None opposed.**

66 **Concord Monitor Article:**

67 Mrs. Easler shared an article with Board members about taxes. Mr. Cherian said Boscawen is
68 ranks as one of the 12 poorest towns. Mrs. Hardy said Boscawen has a lot of untaxable land.
69 Mrs. Hardy said people relate high taxes to children but Boscawen is declining and has average
70 of 0.4 children per family.

71 **Zoning Changes:**

72 Mrs. Easler said that the idea of river and stream being defined as different is the same thing so
73 this should not be done. Mrs. Easler said that the change with Village District would take a lot of
74 work and could be pushed off. The Board agreed that they should take their time with large
75 changes to the Ordinance and meet with CNHRPC on these.

76 **Land Development Regulations:**

77 Mrs. Easler said she has been working on combining the Site Plan and Subdivision Regulations
78 into one book and members can review the changes.

79 **Hazard Mitigation Meeting:**

80 Mr. Varney said the meeting went well and some updates were made. Mr. Cherian said they are
81 required to meet twice a year. Mr. Varney explained to receive certain grants they must have this
82 plan. Mrs. Easler said that if anyone sees any hazardous things to take a picture and send it to
83 her. Mrs. Easler said these meetings are open for any Planning Board members. Mr. Cherian said
84 they could add in underground utilities but that is costly for a single family home.

85 **CIP:**

86 Mr. Cherian said that some things were Capital Reserve Funds and some Capital Expenses that
87 were clumped together. These have been adjusted. Mr. Cherian said the Town offices HVAC
88 will now be for Municipal Facilities. Mr. Cherian discussed the police cruiser expense and they
89 are looking into if any details will offset this. Mr. Cherian said they received \$65,000 as a result
90 of the compromised budget-unanticipated funds and the Board voted to use this for tax relief.
91 Mr. Cherian spoke about hoping to put money away for items like new municipal buildings. Mrs.
92 Easler said there was not much money put into Capital Reserve Funds last year.

93 **Motion made by Mark Varney and seconded by Rhoda Hardy, to recommend this to the**
94 **Selectman for approval. All in favor. None opposed.**

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- 96 **Adjournment: Motion made by Paul Dickey and seconded by Mark Varney to adjourn. All**
97 **in favor. None opposed.**
- 98 *Respectfully submitted, Danielle Bosco*

DRAFT