

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

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

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

8 Roll call completed by Chair Randall.
9

10 **Minutes:**

11
12 November, 2019 – Chair Randall made the following corrections: line 2 & 4 – delete Lorrie
13 Carey’s name. Line 68 – change ranks to ranked. **Mark Varney made a motion to approve the**
14 **minutes as amended. Seconded by Paul Dickey. All in favor. None opposed.**
15

16 **New Business:**

17 Application for **Lot Line Adjustment** between **Map 45, Lots 30, 30-22 & 30-26** owned by
18 **Shaker Heights Land Trust, LLC, 423 South Road, Salisbury NH 03268**, for property
19 located at **Knowlton Road, Water Street & Corn Hill Road** in a **R1 zone**.

20 Paul Dickey stated he was an abutter to the property. He felt that there was nothing to personally
21 gain or lose from this lot line adjustment and could remain neutral. The Board saw no need to
22 have him recuse himself.

23 Chair Randall received confirmation from Mrs. Easler prior to the meeting that the lot line
24 adjustment was complete.

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

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

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

30 Joseph Wichert, a licensed land surveyor, represented the applicant. Mr. Wichert displayed plans
31 of the lot line adjustment, stating Lot 30 which is currently 20.86 acres would increase by 1,006
32 square feet to become 23.1 acres. Lot 30-26, currently 5.06 acres, would decrease in size to 4.55
33 acres. Lot 30-22 would go from its current 6.79 acres to 5.07 acres. The three reconfigured
34 parcels would create a small adjustment to the lot lines, giving more of a buffer to abutters based
35 on future plans for a house to be built on Map 45, Lot 30.

36 Mr. Wichert said he is only waiting for State Sublot Approval.

37 Chair Randall opened the public hearing for comment at 6:39. With no speakers for or against,
38 Chair Randall closed the public hearing at 6:40.

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39 Fred Reagan asked where the lots would be accessed. Mr. Wichert said Knowlton Road.

40 **Motion made by Mark Varney, seconded by Rhoda Hardy, to accept the Lot Line**
41 **Adjustment with condition: State Sublot Approval. All in favor. None opposed.**

42 **Old Business:**

43 Chair Randall asked Select Board Chair, Ed Cherian, if there had been a decision made at the
44 Select Board level as to whether members will be continued to be called *Selectmen* or *Select*
45 *Board members*. Mr. Cherian said that there wasn't an official ruling made yet.

46 Chair Randall asked if it was possible to reach a decision before the Land Development
47 Regulation chapter is finalized next year.

- 48 • **Adjournment: Motion made by Paul Dickey, seconded by Mark Varney, to adjourn.**
49 **All in favor. None opposed.**

50 *Respectfully Submitted, Barbara Randall*