

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
Final MEETING MINUTES
Tuesday, February 2, 2020 at 6:30 PM**

Present: Mark Varney – Chair; Fred Reagan–Vice Chair; Rhoda Hardy; Barbara Randall; Gary Tillman; Roberta Witham; Lorrie Carey –Ex-Officio; Loren Martin– Alternate;

Absent: Paul Dickey –Alternate Ex-Officio,

Staff Present: Kellee Jo Easler – Planning & Community Development Director; Kearsten O’Brien– Planning and Community Development Assistant, Crystal Tuttle–Recording Secretary; Alan Hardy– Town Administrator; Charles Bodien– Building Inspector; Tim Kenney– Fire Chief

Others Present: Web Stout

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

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

Roll call completed by Crystal Tuttle.

Minutes

Ms. Carey motioned to accept the minutes. Seconded by Mrs. Randall. All in favor.

Old Business:

Planning and Community Development Director Easler stated she was waiting to hear back from Mike Tardiff, CNHRPC, about the economic development committee and asked if any Planning Board members besides Mrs. Randall were interested. Ms. Carey expressed interest in the economic development committee.

New Business:

Chair Varney asked Ms. Tuttle to read the Public Notice for the 2 Lot Subdivision as follows; Notice is hereby given in accordance with **NH RSA 676:4, I, D1** and the **Town of Boscawen Land Development Regulations** that the **Planning Board** will meet on **Tuesday, February 2, 2021 after 6:30 PM**, *virtually with GotoMeeting application*, during a **regular meeting** of the Board to hear an Application submitted by **Riveredge Properties LLC, 140 Peaceful Lane, Penacook, NH 03303**, for a **2-Lot Subdivision** with a location of **Map 183D Lot 16 152 North**

Main Street, Boscawen NH, located in an **COM zone** . Upon a finding by the Board that the application meets the submission requirements of the Zoning Ordinance and the Land Development Regulations, the Board will vote to accept the application as complete and a Public Hearing on the merits of the proposal will follow.

Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Director Easler introduced Web Stout, land surveyor who worked with Riveredge Properties on the 2 Lot Subdivision. Mr. Stout asked for Plan One to be brought up on the screen by Ms. Tuttle, and continued to explain the subdivision. The existing two family house will remain on the first lot, no changes are to be made to this lot. The second lot that contains a greenhouse office and glass greenhouse will remain unchanged at this time. Mr. Stout explained the land features, such as a ravine and small areas of wetlands. Ms. Carey asked if the glass greenhouse was going to be preserved, as it is the only glass greenhouse in the Town. Mr. Stout stated that it would be preserved, but not visible from any road frontage at a different property.

Mr. Stout at this time asked for Plan 2 to be presented. Plan 2 contained more information about wetland delineations, slope grades and soil types. Mr. Stout stated that they have looked for the water table 10 feet down, and have not found any.

Director Easler presented the waiver requests for the 2 Lot Subdivision. The first item, #20 Wetlands, the second item # 21 Topography, and the third item #23 steep slopes. These waivers had been requested because this is a buildable lot. Ms. Carey requested that the addresses on the plans, notices, etc. be corrected to reflect the correct address of 152 North Main Street, Boscawen NH. **Chair Varney moved to approve waiver #20, seconded by Mrs. Hardy. All in favor. None opposed. Mr. Tillman motioned to approve waiver #21, seconded by Mrs. Randall. Mrs. Randall motioned to approve waiver #23, seconded by Mr. Tillman. All in favor. None opposed.**

Chair Varney motioned to approve the application as complete and not of regional impact for the 2 Lot Subdivision, Mrs. Hardy seconded. All in favor, none opposed.

Chair Varney opened the Public Hearing at 6:59 P.M.

Chair Varney asked if any residents or abutters were for or against the plan. Chris Blanchard of 160 North Main St Boscawen NH, 03303 stated he was against the subdivision because he is an abutter and does not want construction in his backyard for several years. He stated it will be a disturbance.

Chair Varney asked if any public members were for or against the plan. Scott Shibles, President of the Town Line Traildusters, stated he was against the subdivision because a major corridor trail runs through this property. He explained that corridor trails are like snowmobile highways that connect surrounding towns. This would be a major loss for snowmobiling activity in upper

New Hampshire. Chair Varney states that this is a subject that the Planning Board has no control over, and it would be best to approach the landowner about this.

Chair Varney Closed the Public Hearing at 7:04 P.M.

Chair Varney moved to accept and Fred Reagan seconded the 2 Lot Subdivision with a condition of a bond of \$10,000 to ensure removal of office building and greenhouse within two years, starting August 2021. All in favor. None opposed.

Director Easler then invited Mr. Stout to present the conceptual plan for the 18.73 acre property now listed as Map 183D, Lot 16, Sublot 1 This conceptual shows a 16 Lot Subdivision including a new road. Mr. Stout explained that lots 1 and 16 were able to connect to municipal sewer, but it is unknown if it can be extended. Mr. Stout then referenced the typical residential road cross section to show the slope and drainage for the proposed road and the setback requirements for each lot from this road. Mrs. Martin asked what the average proposed lot size was and Mr. Stout stated that each lot was about 30,000 sq. ft. Ms. Carey questioned the road having only one egress planned and Mr. Stout said this was correct. Chief Kenney asked about plans for hydrants in this section, particularly the end. Mr. Stout stated that he would need to contact the water precinct about municipal water service to this area.

Director Easler stated that Chief Kenney and Building Inspector Bodien were present to speak about fire regulations for the town as previously requested by the Board. Mr. Bodien stated that he wanted clear wording about fire suppression systems and regulations for the Town. Chief Kenney agreed.

Chief Kenney stated his concerns over the inconsistency of municipal water being provided and asked the Board what can be done about it. Mr. Bodien stated that it is not good for the Town if it plans on expanding and growing. The water system is not reliable or adequate. Town Administrator Hardy noted that the need for a hydrant water-flow study has been discussed by the Planning Board in prior applications. Ms. Carey stated that she understood that study can be requested by the Fire Chief. Vice-Chair Reagan asked if there is any way the Town can become owners of the water precinct. Town Administrator Hardy answered that there is a way to accomplish this, but that it must be agreed upon. Mr. Reagan states that if the water precinct were owned by the Town, there are different grants and funding available. Ms. Carey said that the water precinct itself is owned by the water customers and that Pennichuck was hired to run it. The Town would be able to take over this as a municipal water precinct if the voters agreed to it. Mr. Bodien said that fire suppression is still possible without the use of this system, but that it would benefit the Town to have access to municipal water.

Ms. Carey motioned to adjourn. Mr. Tillman seconded the motion. All in favor. None opposed.

Next meeting will be March 2, 2020 at 6:30pm

Respectfully submitted by, Crystal Tuttle.