

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

Present: Barbara Randall-Chair, Mark Varney- Vice-Chair, Rhoda Hardy, Roberta Witham, Lorrie Carey-Ex-Officio, Paul Dickey-Alternate Ex-Officio

Excused: Frederick Reagan

Others Present: Kellee Jo Easler-Planning & Community Development Director, Kearsten O'Brien- Recording Secretary

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

Chair Randall 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 Kearsten O'Brien.

Minutes

May 5, 2020- Vice-Chair Mark Varney motioned to accept the minutes with the amended grammar corrections. Motion was seconded by Rhoda Hardy. All in Favor. Lorrie Carey abstained from the minutes.

May 19, 2020- Ms. Carey motioned to accept the minutes. Vice- Chair Varney seconds the motion. All in favor. None opposed.

New Business:

Application for **Lot Line Adjustment and 5 Lot Subdivision** between **Map 45, Lot29A, Map 45 Lot 29 Sublot 2, and Map 45 Lot 29 Sublot 3** owned by **Joyce Knowlton, Shaker Heights Land Trust, LLC & Water St Villages LLC, 423 South Road, Salisbury NH 03268**, for property located at **Knowlton Road and Water Street** in a **R1**

Chair Randall asked if the application was complete. Planning and Community Development Director Kellee Easler reported that the application was complete as long as the pending information was added to the plan. **Vice-Chair Varney motioned to accept the application as conditionally complete with the conditions of the completion of the item numbers 23, 25, 30, 34, and 42 on the Application for Classification of Subdivisions, Checklist and Waiver request form. Motion was seconded by Mrs. Hardy. All in favor. None opposed.**

Chair Randall questioned whether the application is of regional impact.

Mrs. Hardy motioned that the application is of no regional impact. Ms. Carey seconded the motion. All in favor. None opposed.

Joseph Wichert, surveyor, stated that he is representing on behalf of Joyce Knowlton owner of Map 45 Lot 29A and Dan Remillard owner of Map 45 Lot 29 Sublot 2 and Map 45 Lot 29 Sublot 3. The application consists of a subdivision of Map 45 Lot 29A creating two new buildable lots. The lot consists of 353 feet of road frontage and 3.09 acres. The proposal of the subdivision of Lot 29A Tax Map 45 will be reduced to 1.04 acres, which will begin the creation of Lot 29A Sublot 1, located south of the existing house on Lot 29A. Map 45 Lot 29 Sublot 2 will be reduced by .7022 acres to be added on to Lot 29A-1 leaving the parcel with a final lot size of 1.87 Acres. Map 45 Lot 29 Sublot 2 will be reduced and reconfigured to add to Lot 29A-1 creating the 150ft of frontage and 81,730 square feet. Lot 29A-1 will be the only lot with onsite water. Map 45 Lot 29A-2 will take 0.122 acres from Map 45 Lot 29 Sublot 3 to create frontage for Map 45 Lot 29A-2 after reconfiguration. Mr. Wichert went over the comments from Central New Hampshire Regional Planning Commission. The first comment was to add a column to the Lot Area Table. Second, proposed driveways need to be added to the plan. Mr. Wichert stated the driveways will be added to the plans once Mr. Remillard decides where the second driveway will be. Lastly, if there is a sixth phase there will need to be a traffic study. Vice-Chair Varney clarified that the only reason Map 45 Lot 29 Sublot 2 is referred to in this Subdivision and Lot Line Adjustment, is to help create 29A-1. Mr. Wichert said that is correct. Paul Dickey asked Mr. Wichert if there would be a 25 foot buffer between the wetlands and building. Mr. Wichert said yes there will be.

Chair Randall opened the public hearing at 7:00pm

There were no abutters who wanted to speak for or against the application.

Paul Dickey, a resident of Boscawen and a non-voting Ex-Officio member of the Planning Board, stated that he is for the approval of the application.

Chair Randall closed the public hearing at 7:02pm

Vice- Chair Varney motioned to approve the application with the conditions of: Impact Fees Apply, Easement on Map 45 Lot 29A and Map 45 Lot 29-1, Driveway locations with grading, drainage, & driveway application, As-Builts plan & certificate of driveway completion prior to CO, and a plan compliant with the State of NH Fire Code 2015 edition NFPA 1 09.08.19 per Fire Chief Kenney. Ms. Carey seconded the motion. All in favor. None Opposed.

Other Business:

- Chair Randall spoke about the Regional Impact letter from Gilmanton's Planning Board. Members of the Planning Board felt there was no issue with the installation of wireless telecommunication facilities.

Vice-Chair Varney motions that there is no regional impact. Mrs. Hardy seconded the motion. All in favor. None Opposed.

- Re-Appointment application for Roberta Witham will be sent to the Select Board June 4, 2020.
- Discussion ensued about new Appointment Application for Gary Tillman. The Planning Board decided to move forward with his application submitting it to the Select Board June 11, 2020
- **Adjournment: Motion made by Vice-Chair Varney to adjourn. Mrs. Hardy seconded. All in favor. None opposed.**

Respectfully submitted by, Kearsten O'Brien