

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
MEETING MINUTES
Tuesday, July 2, 2019 at 6:30 PM**

Present: Barbara Randall – Chair, Mark Varney– Vice-Chair, Paul Dickey, Rhoda Hardy, Ed Cherian- Ex Officio, Matt Lampron, Roberta Witham, Jeff Reardon-alternate

Excused: Danielle Bosco

Others Present: Kellee Jo Easler – Planning & Community Development Director

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

Roll call completed by Chair Randall

Minutes

June 4, 2019- Chair Randall made a correction to decibels on line 13. **Mark Varney made a motion to approve the minutes as amended. Seconded by Ed Cherian. All in favor. None opposed.**

Old Business:

Application for **Phase IV, 5-Lot, Major Subdivision**, submitted by **Kelly M. Landry**, of **37 Al's Avenue, Allenstown, NH 03275**, for property located at **Water Street/Knowlton Road, Boscawen NH 03303** on **Map 45, Lot 29, Sublot 2** in **R1** zone.

Chair Randall asked if the application was complete. Mrs. Easler said it is, pending State approvals.

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

Chair Randall questioned whether the 5-Lot Subdivision was of regional impact.

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

Mr. Joseph Wichert approached the Board to present the application. Mr. Wichert went over the application and map with the Board. Mr. Wichert explained since the continuance at the June meeting revised plans were presented to both the Town and CNHRPC as well as meeting with the Conservation Commission. Mr. Wichert said he spoke with the Fire Chief about the fire hydrants that are currently in place. Fire Chief Tim Kenney went on record to say when insurance companies call and ask if there is a fire hydrant in place he is going to say no. Chief Kenney said that the hydrants on Water Street cannot be used. Chief Kenney said the hydrant that Mr. Wichert is referring to use does not meet the NH Fire Code recommendations. Mr. Cherian questioned if there is a requirement for fire protection. Chief Kenney said there is no requirement in the state for fire protection. Mr. Varney questioned having a cistern. Chief

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Kenney said that could be something to look into in the future but they cannot require them at this time. Mr. Cherian questioned if the shared driveway had an easement. Mr. Wichert said it remains part of the larger lot with an easement. Chief Kenney supplied the following to the Planning Board and the Public:

According to:

NFPA 1, 2009 edition

Chapter 18 Fire Department Access and Water Supply

para 18.3.1 "An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are here after constructed or moved into the jurisdiction"

and

para 18.4.5.1.1 "The minimum fire flow and flow duration requirements for one and two family dwellings having a flow area that does not exceed 5000 ft² shall be 1000gpm for 1 hour"

As adopted by the State of NH

Part Saf-C 6008 BUILDING SAFETY

6008.01 Adoption of Fire Prevention Code

NFPA 1 "Fire Code" 2009 edition except as modified in Saf-C 6008.02

Chair Randall opened the public hearing for comment at 6:58pm.

There was no public to speak in favor or against the application, therefore Chair Randall closed the public hearing at 6:59pm.

Motion made by Paul Dickey, and seconded by Mark Varney, to approve the Phase 4, 5-Lot Subdivision off Knowlton Road & Water Street on Map 45, Lot 29, Sublot 2 with the following conditions:

- 1. Receipt of all State & Local approvals;**
- 2. Final driveway easements shall be approved by Town Counsel;**
- 3. All lots are subject to Impact Fees;**
- 4. Note on plan that there is no fire protection.**

All in favor. None opposed.

**Town of Boscawen
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New Business:

Joseph Wichert Conceptual Consultation (RSA 676; 4, II (a), (c))

Mr. Wichert approached the Board to discuss a private cemetery to be owned by The Association of Bosniaks of New Hampshire. Mr. Wichert said they would be clearing out 36,000 square feet of area with 26,000 square feet of lawn and 12,000 square feet of gravel parking. Mr. Wichert said this would allow for 294 burial sites and 15 parking spaces. Mr. Wichert said there would be no buildings or septic. Mr. Wichert questioned requiring PE design for grading, landscape architect and questioned if the Board sees anything that is missing that could make the process smoother. Mr. Dickey questioned the timeline. Attorney Mark Puffer was introduced to the Board and is not sure of the timeline but believes as soon as they receive final approval. Mr. Cherian questioned State regulations. Mr. Wichert said there are State regulations that they must follow for the distance away from property lines and water. Mr. Wichert said there would be a gate to prevent vandalism.

After the end of the conceptual consult, Mark Varney made a motion to take a 10 minute adjournment. Seconded by Ed Cherian. Motion accepted.

Dollar General:

Mr. Varney said that the previous Fire Chief wanted the Fire Hydrant in the State of NH Right-Of-Way. The water precinct doesn't want it in the Right-Of-Way, they want a private hydrant. Mr. Varney said there is currently a hydrant within 500 feet. Mr. Varney said the Planning Board has discussed this with Chief Kenney, they have approved amending the Notice of Decision to remove the hydrant.

Mr. Varney made a motion to make a non-substantive change to the Site Plan showing the line for the hydrant has been capped, however, we are not going to require the hydrant to be installed at this time. The funding shall be escrowed at the current cost in case a hydrant has to be put into place in the future with the conditions that the Town receive letters approving the changes in the Site Plan conditions from Chief Kenney, Bohler Engineering and Underwood Engineers. Seconded by Paul Dickey. All were in favor. None opposed.

Zoning Changes: Mrs. Easler said she is working with CNHRPC regarding a solar ordinance.

Discussion of Distribution List for Departmental Review:

Mrs. Easler gave contact information to Board members on two new specialized Engineers to use in the future for Departmental Review. Todd G. Sullivan, PE of SFC Engineering Partnership regarding fire protection and Eugene Forbes, PE of Underwood Engineers regarding environmental and water protection.

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HB245:

Mrs. Easler said the bill allows the Board to accept an application less than 21 days. Mrs. Easler said this would have to be changed in the rules of procedure. The Board decided they will not make any changes.

Adjournment: Motion made by Mark Varney and seconded by Paul Dickey to adjourn. All in favor. None opposed.

Respectfully submitted, Danielle Bosco`