

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

Present: Barbara Randall – Chair, Mark Varney– Vice-Chair, Paul Dickey, Rhoda Hardy, Ed Cherian- Ex Officio, Roberta Witham, Jeff Reardon-alternate
Excused: Danielle Bosco, Matt Lampron
Others Present: Kellee Jo Easler – Planning & Community Development Director, Alan H. Hardy-Code Enforcement Officer

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

Roll call completed by Chair Randall

Minutes

July 2, 2019- **Ed Cherian made a motion to approve the minutes as written. Seconded by Paul Dickey. All in favor. None opposed.**

New Business:

Application for **Site Plan Review**, submitted by **The Association of Bosniaks of New Hampshire** for a **Private Cemetery** with the location of **233 DW Hwy, Boscawen, Map 47 Sublot 8**, owned by **The Shirley McKerley Revocable Trust of 2012, 510 Random Road, Hillsville Virginia, 24343** in a **R1 zone**.

Mark Puffer said that he represented the applicant on February 27, 2019 at the Zoning Board of Adjustment and it was determined that a Special Exception was granted and it is a permitted use. Joseph M. Wichert approached the Board on behalf of the applicant and stated the Chairman of the Association of Bosniaks of New Hampshire, Nedim Suljevic, was present. Mr. Wichert shared updated plans with the Board. Mr. Wichert said they were able to do test pits at the Site but it was not done prior to submission deadline. Mr. Wichert said the subject property has 25.5 acres and 417 feet of road frontage. Mr. Wichert said they have moved parking away from the road with space for 35-50 cars to avoid parking along Route 3. Mr. Wichert said they have 266 sites with a 3 foot path between plots and a 12 foot path between sections. Mr. Wichert said they went back and spoke with someone who has run a Cemetery and with their advice they will be leaving every other plot vacant which will reduce their plots to 133. Mr. Wichert said they average 10-15 burials per year which would give them a 10 year capacity. Mr. Wichert said they do have 25 acres that gives them the ability to expand as needed later on, if subsequent approval is needed they can come back later on. Mr. Wichert said this plan shows for a future building to hold supplies. Mr. Wichert said that mowing and snow blowing services would be contracted out at this point. Mr. Wichert said the plan shows more than enough room for snow storage. Mr. Wichert said there were 17 test pits that showed ranging results from 2 inches to 76 inches to ledge. Mr. Wichert said their options are to reconfigure the sites, blasting or change the count of sites.

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Chair Randall asked if their application was complete. Mrs. Easler said it is.

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

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

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

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

Mr. Puffer spoke about the test pits and said based on the test pit findings what they proposed on the Conceptual design wouldn't work so they will probably move the sites. Mark said this is still well within the Zoning Board approval. Mr. Cherian asked what the expected depths for burial are. Mr. Suljevic said it cannot be any shallower than four feet, ideally six feet. Mr. Cherian questioned if the ledge was deep, to get an idea of how much blasting may be required. Mr. Wichert said in some parts they will add fill because it is easier to go up than down or they can also just move to the next plot. Mr. Wichert said it is 25 acres so they have plenty of room. Mr. Wichert said they would like to come back next month and move the plots if that is more acceptable to the Board. Mr. Dickey questioned if they would have lighting. Mr. Wichert said the visiting hours are dawn to dusk with no lighting. Mr. Dickey questioned if they would have a gate all the way around. Mr. Wichert said the gate is for cars but you would still be able to walk in. Mr. Varney questioned if the driveway and parking would remain the same. Mr. Wichert said they may need to move the driveway access and have spoken with DOT and asked to hold off until they determine. Mrs. Hardy questioned how much land remained after this. Mr. Wichert said this is 1 acre so 24 acres remains. Mr. Wichert said this year they have only had four burials so far.

Chair Randall closed the public hearing at 7:17pm.

Mr. Alan H. Hardy said in the CNHRPC report there was question of Impact fees. Mr. Hardy said looking at the Impact Fee structure he doesn't see any need to impose and recommended they do not apply to this application as presented. Mr. Varney questioned signage. Mr. Wichert said if they do have a sign it won't be anything large. Mr. Cherian suggested having a condition they are able to file an amended Site Plan with just the shifted plots and driveway. Mr. Dickey suggested a condition if they need to jack hammer they need to come back. Mr. Cherian said blasting requires a permit and that would trigger an amended plan. Mr. Hardy said it only requires a permit. Mr. Hardy suggested requiring a minimum of 4 feet of surface above ledge. Mr. Wichert said if they reconfigure the Site he believes it can be done without blasting. If in 15 years someone would like to do phase 2 they may need to. Mr. Wichert explained the process for blasting and said the blasters are bonded. Chair Randall said if they are not opposed with having

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them redo the site plan they require boundary areas of the burial area which was a recommendation of CNHRPC. Mr. Varney said a condition that a new Site Plan is submitted. Mrs. Easler went over the conditions maintain four foot cover for graves, boundary areas of the four corners of the overall burial area be marked with metes and bounds as cited on the plan, Impact Fees do not apply, updated Site Plan shall be filed with the Town.

Motion made by Mark Varney, and seconded by Paul Dickey, to approve the application with the conditions set. All in favor. None opposed.

New Business:

Mrs. Easler said has informed members on dates of the Land Use Law Conference and several members are going.

Chair Randall said on the 27th at 7:00pm they have been invited to a discussion on the water precinct. Mr. Cherian said this is to discuss issues that have arisen at the Dollar General. Mr. Cherian said that discussing expectations will help the process for applicants.

Boscawen Sand & Gravel:

Eric Munro from 215 Queen Street approached the Board representing a Resident from 213 Queen Street questioning when the last inspection was done. Mrs. Easler said there is one being done in September by the Conservation Commission and the last one was done 5 years ago. Mr. Cherian said this is a public meeting. Mr. Dickey questioned what the concern was. Eric stated the Town reduced the buffer from 100 feet down to 50 feet and they are going beyond that. Also landscaping issues. Mr. Cherian said they will need to look at the Zoning Board approval then they will need to address any issues. Eric said he has pictures on his phone he can show them. Mrs. Easler asked him to email them to her and the Board requested she follow up with the Surveyor and Owner of Boscawen Sand & Gravel.

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

Respectfully submitted, Danielle Bosco