

Town of Boscawen  
Planning Board  
Meeting Minutes – Final  
4<sup>th</sup> Floor Meeting Room  
September 4, 2018 at 6:30pm

Present: Barbara Randall – Chair, Roberta Witham – Vice-Chair, Rhoda Hardy, Matt Lampron, Roger Sanborn – Alternate Ex-Officio

Excused: Bernard Davis Jr., Jeff Reardon - Alternate, Mark Varney – Ex-Officio

Others Present: Alan Hardy – Planning & Community Development Director, Kellee Jo Easler – Planning & Community Development Assistant, Katie Phelps – Recording Secretary.

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**Site Walk – 8 Daniel Webster Hwy**

Chair Barbara Randall opened the public meeting at 6:35pm at 8 Daniel Webster Highway for a Site Walk. Planning Board Members Present: Barbara Randall, Roberta Witham, Rhoda Hardy, Matt Lampron, Roger Sanborn. Others Present: Kellee Jo Easler and Katie Phelps.

**Board Site Walk Observations:**

- 9 trailers (one left during site walk) and 2 campers onsite
- Truck w/sander out back – **Registration expired 2/2018**
- Trailer holding tires
- North Country Farmers Truck – **Registration expired 8/2018**
- Trailer w/dump in the rear of the property
- No bathroom facilities
- Items being stored in building closest to DW Hwy

Board agreed that there shouldn't be any unregistered vehicles onsite and there shouldn't be occupancy in the buildings. No one should be sleeping in the campers. The property shouldn't look like a junkyard. Board members returned to the Municipal Complex.

Chair Barbara Randall continued the public meeting at the Municipal Complex at 7:10pm.

Roll call completed by Katie Phelps.

**New Business:**

**Site Plan Review – 8 Daniel Webster Hwy:**

Alternate Ex-Officio member Roger Sanborn and member Matt Lampron wanted to state for the record that they are abutting neighbors and will remain objective to the Site Plan review.

**Application for Site Plan Review for an Outdoor Vehicle Storage Facility submitted by Bradford Dunlop, PO BOX 655, Concord, NH 03302-0655, owned by H&R Construction Corp of 1204 Washington St, Stoughton, MA 02072, located at 8 DW Highway, Boscawen, NH on Map 81D, Lot 10 in the Village District zone.**

Chair Barbara Randall questioned whether the Site Plan application was complete. Kellee Jo Easler confirmed that the application is complete and they just received authorization from the owner.

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

Chair Randall questioned whether the Site Plan was of regional impact.

**Motion made by Rhoda Hardy, and seconded by Roberta Witham, that the application is not of regional impact. All in favor. None opposed.**

Bradford Dunlop addressed the Board. He owns a trucking company and wants to store his trailers at the site of 8 Daniel Webster Highway. He would like to buy the property but is currently in a short-term lease to use it. If the owner sells the property there is a 60 day clause in his agreement that he has to leave. Alan Hardy noted that Mr. Dunlop's business isn't based out of the buildings onsite and there isn't any office space. The outdoor storage is representative of how the property will be used right now.

The Board reviewed items noted on the site walk. Mr. Dunlop noted that the truck with sander is registered but he's unable to access the plate to change stickers with the sander on. The trailer holding tires is just spare tires for his trucks and trailers. Chair Randall asked what would be staying there. Mr. Dunlop said his semi-trailers, campers, box truck, and loader for snow removal. He intends to sell the truck and sander. Per the Zoning Board decision and meeting minutes dated August 28, 2018, Mr. Dunlop is allowed to have 2 campers and up to 10 trailers at the site. Chair Randall noted that there are things being stored in buildings. Mr. Dunlop said he rented the site to store things inside and outside. Chair Randall questioned if it was safe to store things inside. Mr. Hardy noted that our issue isn't storage of things as much as it is people coming and going. There are no sales being conducted inside and Mr. Dunlop doesn't want people accessing the building. If Mr. Dunlop were to purchase the property and want to run a business there then it would be something to look at.

Mr. Hardy noted that the building closest to Route 3 is the most correct. There is power but no water onsite. The large portion of the building was never completed and the old dairy barn isn't actively used.

**Chair Randall opened a public hearing at 7:40pm.** There were no members of the public present in the audience for comment.

The Board discussed conditional approval and retaining jurisdiction in the event that Mr. Dunlop were to purchase the property within the year. Continuing the hearing to a date certain would defray from the costs of a second hearing. This would *not* apply if someone else purchased the property.

The Board and Mr. Dunlop discussed restrooms. Mr. Dunlop was under the impression that he wasn't allowed to have a porta potty there. The Board saw no issue will having one on site.

**Motion made by Matt Lampron, and seconded by Rhoda Hardy, to approve the Site Plan as presented with the condition that the Planning Board retain jurisdiction for a period of one year and the public hearing be continued to September 3, 2019. All in favor. None opposed.**

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**Voluntary Lot Merger – Map 47, Lot 13 and Map 47, Lot 13-1:**

Kellee Jo Easler, Planning and Community Development Assistant, has been granted permission from Michael and Emily Paine to speak on their behalf.

Michael and Emily Paine own both lots and are looking to merge them together. Map 47, Lot 13 (306 High Street) has a house currently on it. Map 47, Lot 13-1 is where they would like to build a new home. Matt Lampron questioned if there would be two homes on one lot if it were merged. Mr. Hardy stated that the prior owner wanted to separate the house lot from the rest of the farm. After that was done the remaining parcel was sold. Michael and Emily Paine purchased both parcels and now they want to put them back together. A new home will be built and the existing home will be demolished.

Mrs. Easler said that the bank holding the mortgage has to be notified when there is a lot merger and give their approval prior to Planning Board approval and recording. Farm Credit Bureau has approved this merger. One of the deeds needed to be updated to show both of their names. Mrs. Easler needs signatures from the Board in order to proceed.

**Motion made by Roger Sanborn, and seconded by Roberta Witham, to allow the Chair and Board members to endorse the Voluntary Lot Merger. All in favor. None opposed.**

**Approval of Draft Meeting Minutes from July 10, 2018:**

**Motion made by Rhoda Hardy, and seconded by Roberta Witham, to approve the meeting minutes from July 10, 2018 with amendments. All in favor. None opposed.**

**Old Business:**

**Master Plan Update:**

- **Population & Demographics**

Rhoda Hardy and Kellee Jo Easler met and they can't find an "unknown pond". The 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> graders at Boscawen Elementary School are holding a contest to name the "unknown hill". They have started the process and Mrs. Randall hopes for the final vote to be on September 11, 2018.

Mrs. Easler noted that the death rate is skewed due to the Merrimack County Nursing Home. Rhoda Hardy noted this keeps coming up each time we do the Master Plan. There isn't a way to match Boscawen's figures to Merrimack County Nursing Home due to how their records are kept. The birth and death rate will always be skewed because the nursing home is within the Boscawen borders. Mr. Hardy suggested a footnote that mentions that data includes the Merrimack County Nursing Home. Discussion ensued. Suggestion was made to remove "partially" from Figure 1-5. The Board agreed.

**Transportation:**

The Board reviewed an email from Dean Williams at Central NH Regional Planning Commission. The email noted that traffic on Queen Street, Corn Hill Road, and Water Street was a matter of perspective.

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He noted that Corn Hill, Queen Street and Water Street see much less traffic (1,000 – 2,000 ADT) compared to Harris Hill/Tremont Street (>7,000 ADT)

Mr. Hardy stated that Mr. William's information is statistically correct. Matt Lampron said by definition Water Street is a low volume road. In comparison to a small town it is high volume. Mrs. Hardy said that Water Street should be changed to a State Road. The Board was in agreement. Kellee Jo Easler will plan to schedule a public hearing for the Master Plan in November. She also received more pictures from Charlie Niebling and Jeff Abbe for the Natural Resources chapter and updated tables. She will follow-up with Mike Tardiff at Central NH Regional Planning Commission for how to proceed from here. Mr. Hardy noted that the Conservation Commission is looking to natural inventory maps. Discussion ensued.

**Brownsfield Advisory Committee:**

Anytime there is a new grant, there needs to be a Committee. Mr. Hardy volunteered to be a member this time to learn about the process. Meetings will likely only be four times a year. Barbara Randall volunteered to be on the Committee as well.

**Other Business:**

Matt Lampron had a couple questions regarding 145 King Street. The short parts of the fence were for gates and one of those areas is along King Street where there isn't a permanent driveway. Can we authorize that to be a gate or does that need to be a full fence? Secondly, the fence is supposed to be blocking all of the items inside but seeing it's such a large portion of short fence you can see all of the items behind it. Mr. Hardy recalls that the short fences are temporary and gates will be put up. Mrs. Easler noted that there is a second curb cut by the State for access. Discussion ensued. Mr. Lampron noted that the curb cut may require that construction be started by a certain time or it becomes void. This will be investigated further.

**Future Business:**

- Planning Board CIP Meeting – September 17, 2018 at 4:00pm with Department Heads
- Upcoming Applications:
  - Technical Review Committee – Brad and Ann Taylor
  - AOP Realty Lot Line Adjustment
  - Boscawen Congregational Church Subdivision
- Parking on King Street

**Motion to adjourn made by Roger Sanborn, and seconded by Matt Lampron. All in favor. None opposed. The meeting adjourned at 8:35pm.**

Next meeting is scheduled for October 2, 2018 at 6:30pm.

*Minutes respectfully submitted by Katie Phelps*