

**Town of Boscawen  
PLANNING BOARD  
Boscawen Municipal Complex  
MEETING MINUTES  
Tuesday, October 1, 2019 at 6:30 PM**

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

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

Roll call completed by Chair Randall

**Minutes**

September 3, 2019- Chair Randall made the following corrections, line 14- as amended, line 19- comma after Stoughton, line 27- insert the word found after parcel, line 48- add comma after conditions, line 52- has line 56- substitute on for to, line 58- add suggested, line 63- insert if after even, line 65- add all in favor none opposed. **Mark Varney made a motion to approve the minutes as amended. Seconded by Paul Dickey. All in favor. None opposed.**

**Old Business:**

*(Continued from September 3, 2019)* Application for **Site Plan Review**, submitted by **Bradford Dunlop** for an **Outdoor Vehicle Storage Facility**, with the location of **8 DW Hwy, Boscawen, Map 81D Lot 10**, owned by **H&R Construction Corp, 1204 Washington Street, Stoughton, Massachusetts, 02072 in the Village District Zone.**

Chair Randall explained that Mr. Dunlop is unavailable to attend the meeting tonight. Chair Randall said since nothing has changed from last year and no complaints have been filed she feels they shouldn't continue it again.

**Motion made by Mark Varney and seconded by Rhoda Hardy to remove the requirement of the annual review as long as there is no change in renter or use of the property. All in favor. None opposed.**

**New Business:**

Application for **Subdivision in Concord with creation of new unbuildable lot in Boscawen**, submitted by **S&H Land Services LLC, of 1600 Candia Road, Suite 5, Manchester NH 03109**, owned by **MDR Rehab & Development LLC, PO Box 653, Goffstown, NH 06045**, for property located on **Chandler Street & Elm Street in Concord NH Map 141 Lot P21** and location for **Boscawen, NH 03303 on Map 83 in an R2 Zone.**

Chair Randall asked if the application was complete. Mrs. Easler said she has received everything but did receive an email from the Concord Planning Board stating the meeting has

**Town of Boscawen  
PLANNING BOARD  
Boscawen Municipal Complex  
MEETING MINUTES  
Tuesday, October 1, 2019 at 6:30 PM**

been continued to October 16<sup>th</sup> and plans are being revised but she has not received new plans. Peter Stoddard from S&H Land Services spoke as a representative for MDR Realty. Mr. Stoddard said full plans have been submitted to the City of Concord but a minor change was made adding 22 square feet to the lot. Chair Randall questioned if anything was put on the plan about the Water Precinct approving new water service. Mr. Stoddard said he received a letter from the Water Precinct supporting the new water service. Mr. Stoddard said he has updated plans to submit. Mr. Stoddard said the majority of this Subdivision is in Concord.

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

Chair Randall questioned whether the lot line adjustment was of regional impact. Chair Randall said that Concord has already declared this of Regional Impact but doesn't believe what they are dealing with for Boscawen is of Regional Impact.

**Motion made by Mark Varney, and seconded by Ed Cherian 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 6:42pm.

No public comment was made, Chair Randall closed the public hearing at 6:43pm.

**Motion made by Paul Dickey and seconded by Mark Varney, to approve the Subdivision with the condition that final approval from the Concord Planning Board is provided by the applicant. All in favor. None opposed.**

**Vacant Planning Board Position:**

Chair Randall said that everyone received the application from Fred Reagan for the vacant Planning Board position.

**Motion made by Mark Varney and seconded by Paul Dickey, to submit the application and suggest to the Board of Selectmen that Fred Reagan fill the vacant seat on the Planning Board. All in favor. None opposed. Ed Cherian abstained from voting as he will be receiving the application as a Selectman.**

Chair Randall said she will be attending the Selectman meeting on Thursday to discuss this with them.

**Solar Workshop Report:**

Ed Cherian said he attended the NH Energy Summit that discussed new legislation for NH. Mr. Cherian said there is a Land Use Conference this Saturday.

**Town of Boscawen  
PLANNING BOARD  
Boscawen Municipal Complex  
MEETING MINUTES  
Tuesday, October 1, 2019 at 6:30 PM**

**Gravel Pit Permits:**

Mrs. Easler said that GMI needs an updated permit in January of 2020 Piontkowski needs to be updated in March of 2020. Mrs. Easler said that GMI, Conservation Commission and she visited the site and did point out where boulders were pushed into the 25 foot wetland buffer and flattened out an area. Mrs. Easler said that they will be revisiting the site tomorrow with Tim Bernier. Tom Gilmore, Conservation Chair. Ed Cherian said that a few years ago GMI approached the Zoning Board and there were some potential non-compliance issues. Ed Cherian said it would be worth looking at the minutes from the Zoning Board meeting. Mr. Dickey said someone approached the Board several months ago about an encroachment on his property. Mrs. Easler said that it was boulders and she believes was very minimal and has been resolved as far as she is aware. Mrs. Easler said that concerns are raised to the Code Enforcement Officer, but spoke with a gravel appraiser for the State of NH who recommended having a Town Engineer inspect them. Mrs. Easler said the suggestion was Underwood Engineers and gave information to all the Board members. Mrs. Easler said the applicant would pay the costs of the Engineer.

**Motion made by Mark Varney and seconded by Paul Dickey, to include these items for all new gravel permits to have yearly inspections. All in favor. None opposed.**

**Motion made by Chair Randall and seconded by Mark Varney, to enter into a non-public session per RSA 91-A:3, II (e) at 7:01pm. All in favor. None opposed.**

**Motion made by Mark Varney and seconded by Paul Dickey. Mark Varney, to come out of non-public at 7:20pm. All in favor. None opposed.**

**Zoning Changes:**

Mrs. Easler said that there is a request for land to change from R1 to AR on the official town map. Mrs. Easler said the land was previously zoned in different sections. Mrs. Easler said he does have many animals on the property and would like to convert his entire property to AR. Mrs. Easler asked if the Board would be willing to support this as it moves forward to Town Meeting.

**Motion made by Mark Varney and seconded by Paul Dickey, to support the Zoning change from R1 to AR. All in favor. None opposed.**

Mrs. Easler said she has worked with Matt Monahan about adding the definition of river and stream to the Zoning Ordinance. Mrs. Easler said this will clear up having to identify land across from a river as an abutter. Mr. Cherian said it reads that you would have to classify them as an abutter and doesn't show a difference between river and stream.

**Town of Boscawen  
PLANNING BOARD  
Boscawen Municipal Complex  
MEETING MINUTES  
Tuesday, October 1, 2019 at 6:30 PM**

Mrs. Easler said she has given Board members changes to the Conditional Use Permit 18.02 and 18.03. Mr. Varney said this reads that a technical review committee can make a decision but they can't, only an approval. Mrs. Hardy pointed out another section where it states the technical review committee can approve. Mrs. Easler said she can have Matt Monahan from CNHRPC come in to discuss Conditional Use Permits. The Board agreed this would be a good idea.

**Plan Link Review:**

Chair Randall said Plan Link is a great email circulation that provides lots of information and is helpful with answering questions. Mrs. Easler said you get added to the email list and people are able to email questions or useful information. Anyone that would like to be added to this can.

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

*Respectfully submitted, Danielle Bosco*