

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
FINAL MEETING MINUTES
Tuesday, October 5, 2021**

Present: Fred Reagan—Vice Chair; Barbara Randall; Gary Tillman; Roberta Witham; Loren Martin; Lorrie Carey —Alternate Ex-Officio; Rhoda H. Hardy—Alternate

Excused: Crystal Tuttle—Recording Secretary; Mark Varney— Chair

Staff Present: Kellee Jo Easler—Planning & Community Development Director; Kearsten O'Brien— Assistant Planning & Community Development; Alan Hardy— Town Administrator

Guests: Kevin Leonard— Engineer North Point Engineering; Timothy Kenney— Fire Chief

Vice Chair Reagan opened the public meeting at 6:30 p.m. Planning and Community Development Assistant O'Brien completed roll call.

Minutes

Mrs. Randall motioned to accept the draft minutes. Seconded by Mr. Tillman. All in favor. None opposed.

Director Easler introduced the technical memorandums from Underwood Engineers for the five gravel pits in Town. Director Easler asked the Board to bring these home for review, and then bring them to the November meeting for discussion.

Assistant O'Brien read the following: Notice is hereby given in accordance with **NH RSA 676:4, I, D1** and the **Town of Boscawen Land Development Regulations** that the **Planning Board** will meet on **Tuesday, October 5, 2021 at 6:30 pm** at the Boscawen Municipal Complex, 116 North Main St, during a *regular meeting* of the Board to hear an Application for **Minor Site Plan Review for a Planned Unit Development**, submitted by **David Caron** with a location of **Map 83 Lot 9, Villa Brasi (adjacent to North Main Street)**, located in a **COM zone**.

Director Easler introduced Kevin Leonard of North Point Engineering. Engineer Leonard stated that the applicant, David Caron, has received a variance for a planned unit development. The final plan is being presented tonight and it is very similar to the plan presented in August. Engineer Leonard went over the design of the duplexes and explained parking and the waiver requested for the lighting plan. Director Easler stated that the application is complete.

Mrs. Randall motioned to accept the application as complete. Mrs. Martin seconded. All in favor. None opposed.

Ms. Carey asked what form of structure this is, and Engineer Leonard responded that it is a planned unit development. As of now, the tenants will be renting the duplexes with the possibility of converting into condominiums in the future. Engineer Leonard stated that the applicant realizes this would require another site plan. Vice Chair Reagan asked what the snow storage plan is for this development, and Engineer Leonard stated that it would be at the end of Villa Brasi Lane. Applicant David Caron stated that the owner of Alan's Restaurant, Alan Adrian, would like to remove the fence between his property and the new road. Fire Chief Kenney had no comments.

Ms. Carey motioned that there is no regional impact to this site plan. Mrs. Randall seconded. All in favor. None opposed.

Ms. Carey commented that Public Works Director Hollins would like Underwood Engineers to inspect the septic plan as stated in his review. Director Easler stated this would require an escrow. Ms. Martin stated her concern that this is a Town sewer connection and she does not see why Underwood would need to review this. Vice Chair Reagan stated that this could be a condition for the application. Town Administrator Hardy stated that Mr. Caron is not making a new connection to the main; the connection already exists. Since a fee for the connection to the sewer main is already in place, TA Hardy does not feel that the applicant should pay more for a review of the plan. A discussion ensued about the size of the sewer line and catch basin that is existing. It was determined in discussion that PWD Hollins wanted UE to review the plans, and not an actual inspection was needed.

Engineer Leonard explained the removal of the old water service pipes and stated they had been working with Penacook Boscawen Water Precinct. A discussion ensued about previous water fees. Impact fees will be paid for once the project is completed.

Vice Chair Reagan opened the public hearing at 7:13 p.m.

No comment from abutters or public. Vice Chair Reagan closed the public hearing at 7:14 p.m.

Mrs. Martin motioned to accept waiver #34. Seconded by Mr. Tillman. All in favor. None opposed.

Mrs. Randall motioned to approve the application with the following conditions: \$1300 paid to the PBWP, Impact fees will be collected for one unit upon completion, UE review for the septic connection paid for by the Town, and the Notice of Decision shall be recorded at the Merrimack County Registry of Deeds. Seconded by Ms. Carey. All in favor. None opposed.

Director Easler read the following notice: Notice is hereby given in accordance with **NH RSA 676:4, I, D1** and the **Town of Boscawen Land Development Regulations** that the **Planning Board** will meet on **Tuesday, October 5, 2021 after 6:30 PM**, at Boscawen Municipal

Complex, 116 North Main St, Boscawen NH, during a *regular meeting* of the Board to hear an **Request to Extend the time from “immediately” to a future date for Site Plan Review, required by NOD 06.06.21 for a LLA, submitted by Gary P. Kenney, 107 High Street, Boscawen, NH 03303** with a location of **Map 81D Lot 35, 107 High St, Boscawen NH**, located in an **IND zone**.

Kathleen Doyle of P.O. Box 179 Salisbury NH, a friend of applicant Gary Kenney, has been helping Mr. Kenney understand the requirements for this project. Ms. Doyle stated that Mr. Kenney does not want to be labeled as an automotive junkyard just as an automotive repair shop. Director Easler explained the process to Ms. Doyle, and TA Hardy explained the parcel of land that was farmland that now needs to be added to the current property for the garage. Director Easler asked the Board if they would waive the fees for a Site Plan Application and the applicant would be responsible for the certified letters. The Site Plan Review will be extended until the end of the year, with the meeting being held in January.

Vice Chair Reagan opened the public hearing at 7:32 p.m. No comment from abutters or public. Public Hearing is closed at 7:33 p.m.

Mrs. Martin motioned to accept the extension of this application with the fee waiver. Mr. Tillman seconded. All in favor. None opposed.

Director Easler gave an update on the Zoning Ordinance and the new Energy Ordinance. Director Easler wanted the input of the newly formed Energy Committee and asked the Board if this ordinance can be worked on in 2022. Assistant O'Brien spoke about the Hazard Mitigation Survey. Director Easler also mentioned the need to review the sign ordinance in Town, as flags and banners are not in it and specifying the Village District zone.

Mrs. Martin motioned to adjourn. Seconded by Mrs. Randall. All in favor. None opposed.

The next meeting will be held November 2, 2021 @ 6:30 P.M.