

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

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

Excused: Bernard Davis Jr., Roger Sanborn – Alternate Ex-Officio, Matt Lampron, Jeff Reardon-Alternate

Others Present: Alan Hardy – Town Administrator, 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**

Rhoda Hardy made a correction to 118- accept should be except. Chair Randall made a correction to 134- stated after Mr. Hardy, line 57 remove space after application, line 63 put a comma after Dean Hollins, line 68 comma after officer.

**Motion made by Mark Varney and seconded by Paul Dickey, to approve the minutes of November 3, 2018 with the corrections. All in favor. None opposed.**

Chair Randall appointed Jeff Reardon a voting member

### **New Business:**

- **Impact Fees**

Kellee Jo Easler brought up a clarification that needs to be done from minutes dated February 2018. **Motion made by Mark Varney and seconded by Paul Dickey, that the motion from the minutes of February 6, 2018 should read to accept the impact fee report on the BCM Planning. All in favor. None opposed.**

Mrs. Easler questioned how the ADU's should be assessed for impact fees. Kellee Jo Easler discussed if what is being added on is what will be assessed rather than the single-family home that was already built. **Motion made by Mark Varney and seconded by Paul Dickey, to correct the minutes of February 6, 2018 to say, the assessment based on the net new living area that is created with an ADU not on the entire unit. All in favor. None opposed.**

Kellee Jo Easler said it was questioned what size is eligible for an exemption. **Motion made by Mark Varney and seconded by Paul Dickey, that the Planning Board will make exemptions on a case by case basis. All in favor. None opposed.**

- **Criteria for Determining Regional Impact and Law Updates**

Kellee Jo Easler gave paper work to all Board members on these two matters.

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**Public Hearings**

- **Master Plan**
  - **Population & Demographics**
  - **Transportation**
  - **Natural Demographics**

Chair Randall opened the public hearing for comment at 6:55pm with no public present either for or against the application

Chair Randall closed the public hearing after no public comment was made at 6:59pm

**Motion made by Mark Varney and seconded by Paul Dickey, to accept the following chapters of the Master Plan- Population & Demographics, Transportation and Natural Demographics. All in favor. None opposed.**

**Application for Conditional Use Permit for ADU, owned by Diane Hardy, 47 Old Whitcomb Road, Troy, NH 03465. Applicant Rhoda Hardy, 217 Water Street, Boscaawen, NH 03303. Located on Map 96, Lot 6, RA Zone.**

Rhoda Hardy recused herself

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

**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 application was of regional impact.

**Motion made by Mark Varney, 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.**

Rhoda Hardy stated she has a signed paper from the property owner Diane Hardy. Rhoda Hardy read a statement from Diane Hardy requesting the fees be waived. Rhoda Hardy explained that this property has been in their family for many years. There will be an addition of 144 square feet. Kellee Jo Easler said the Impact Fee Ordinance wasn't clear and that is why those things were addressed earlier. Kellee Jo Easler said by discussion earlier in the evening they should be determining the fees on the newly built portion. Rhoda Hardy said Diane Hardy is requesting to waive the impact fees. Mark Varney said under the waivers section he doesn't believe this would qualify to waive. Kellee Jo Easler said in the 2017 update it talks about having flexibility as well as exempting small ADU's from the school impact fees. If they waive the school portion it will be somewhere around \$900 instead of \$2205. Alan Hardy said the Ordinance is lacking a waiver for an individual ADU unit. Kellee Jo Easler said in the minutes from February 6, 2018 it was determined that Elderly Applicants can come to the Board and ask for a waiver. Mark Varney said since this was discussed the Board has the authority to do waive fees.

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**Motion made by Paul Dickey and seconded by Jeff Reardon to approve both waivers for application fees and Impact fees. All in favor. None opposed.**

Chair Randall opened the public hearing for comment at 7:26pm with no public present either for or against the application

Chair Randall closed the public hearing after no public comment was made at 7:27pm

**Motion made by Mark Varney and seconded by Paul Dickey to approve the application with the condition the ADU have a health and life safety inspection. All in favor. None opposed**

**Board Discussion:**

- Chair Randall gave Board members information on the Veteran's Cemetery. Alan Hardy said they aren't required to get Town approval but they have had a good practice of notifying the Town of what is going on.
- Kellee Jo Easler wanted to make note that January's meeting will be held January 8<sup>th</sup> due to the Holiday.

**Adjournment: Motion made by Mark Varney and seconded by Roberta Witham, to adjourn. All in favor. None opposed.**