

Town of Boscawen
Planning Board – 2021 Technical Review Committee
Boscawen Municipal Complex
Draft Meeting Minutes
Thursday July 1, 2021

Members present: Kellee Jo Easler- Chair, Alan Hardy, Mark Varney- Planning Board Chair,
Jason Killary, Tim Kenney- Fire Chief,

Members excused: Dean Hollins- Public Works Director

Staff present: Crystal Tuttle- Recording Secretary; Kearsten O'Brien- Planning and
Community Development Assistant

Others present: Web Stout, Jock Gagne, Shawn Buck- NH State Veterans Cemetery Director

Kellee Jo Easler called the meeting to order at 10:00 a.m.

Roll call by Crystal Tuttle.

**Mr. Hardy made the motion to accept the minutes from May 2, 2019. Mr. Varney Seconded.
All in favor, none opposed.**

Ms. Tuttle read the public notice for the application as follows: 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 Technical Review Committee** will meet on **Thursday,
July 1, 2021 at 10am** at the Boscawen Municipal Complex, 116 North Main St, during a **regular
meeting** of the Committee to hear an Application for **Minor Site Plan Review for Self-Storage
Units**, submitted and owned by **Frederick Schneider** with a location of **Map 79 Lot 123, 85
Daniel Webster Highway**, located in an **IND zone**.

Chair Easler invited Mr. Stout to present the application. Mr. Stout is representing the applicant,
Frederick Schneider.

Mr. Stout stated that the proposed site plan does not show a parking lot, as this is a waiver request
and the applicant does not plan on allowing outside storage. The proposed site does not need an
AOT permit, as only 93,600 sq. ft. of material will be disturbed. The applicant does not plan on
adding any fencing around the site, and the storage units will be open 24 hours, 7 days a week with
no gated access. The drainage plan consists of a drainage swale that goes around the back of the
buildings and empties into a detention pond. Mr. Stout stated that there are no plans to add
benching to the 3:1 slope, and that the slope will be seeded and grassed. The proposed lighting for
the buildings is dark sky compliant, and there is a proposed snow removal area included on the
plan.

Dean Hollins emailed Chair Easler and stated that he had no concerns at this time. Fire Chief
Kenney asked how far the back of the site is from Daniel Webster Highway and Mr. Stout stated
that it is 360 feet from the road. A fire hydrant is shown on the South end of the site plan, and Fire
Chief Kenney would like to have an additional hydrant added to eliminate relay pumping.

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43 Chair Easler stated that impact fees will be incurred with this project and that the fees are collected
44 prior to the Certificate of Occupancy. This will be a condition to approval.

45
46 Chair Easler opens the public hearing at 10:30 am. No abutters in favor, nor opposed. One abutter,
47 Mr. Gagne of 40 Goodhue Road, asked about additional excavation and his concern about erosion
48 of the sand.

49
50 Mr. Buck of the NH State Veterans Cemetery is concerned about construction during events at the
51 cemetery. He also asked about snow in the area that is sometimes used as parking for the cemetery.
52 Mr. Buck stated that he does not encourage people to park in this area, but that it sometimes
53 happens. He has been in communication with Mr. Schneider and feels this would not be an issue.

54
55 Chair Easler closed the public hearing at 10:35 am.

56
57 Mr. Varney stated that the conditions of approval will be the additional hydrant per fire department
58 regulations, no outside storage, and the implementation of the impact fees for new construction.

59
60 **Mr. Varney motioned to accept the waiver for parking, Mr. Hardy seconded. All in favor.**
61 **None opposed.**

62
63 **Mr. Varney motioned to accept the application as complete with conditions. Mr. Hardy**
64 **seconded. All in favor. None opposed.**

65
66 **Mr. Varney motioned to adjourn. Fire Chief Kenney seconded. All in favor. None Opposed.**

67
68 *Respectfully submitted by Crystal Tuttle.*