

Town of Boscawen
Planning Board – 2018 Technical Review Committee
Boscawen Municipal Complex
Draft Meeting Minutes
Monday, July 23, 2018

1 Members present: Chairman Alan Hardy, Barbara Randall, Jason Killary and Dean Hollins

2 Members absent: Ray Fisher

3 Staff present: Kellee Jo Easler

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5 Others present: David Caron, NORAC Enterprises LLC, Kevin Leonard, Northpoint

6 Abutters: Robert Beneze, Bob Carey, & Colleen Dour

7

8 Alan Hardy called the meeting to order at 10:04am.

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10 Roll call by Kellee Jo Easler and reading of application.

11

12 Applicant is Dave Caron and Application for a **Barber School, Four Manufactured Homes and**
13 **Garages**, submitted by **Norac Enterprises, LLC, 74 Broad Cove Drive, Concord NH 03301,**
14 **for Map 183D, Lot 100, located at 41 Tremont Street, Boscawen NH** in a **COM Zone**.

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16 Kevin Leonard discussed application and presented the plans. Discussion ensued, prior use had a
17 single family home, auction barn and three manufactured homes. Very small change in area
18 overall.

19

20 Discussed 20' driveway for manufactured homes and garages. Intended use for manufactured
21 homes is for owner, current tenant and housing if required by students for the Barber School. They
22 will be used as rentals is the plan.

23

24 Mr. Hollins discussed relocation of sewer with Mr. Leonard for the Barber School and for the
25 residents of the manufactured homes, which will be all 6" mains with cleanouts every 100'.

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27 Mr. Hardy opened the public hearing at 10:18am.

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29 MOTION: Mrs. Randall made the motion to accept the application as complete and that it is not
30 of regional impact. Mr. Killary seconded. All in favor, none opposed.

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32 Reviewed the CNHRPC review with the committee. Elevations to be determined during building
33 permit process, Barber School will be similar to the one in Penacook by Thirty Pines. With a gable
34 end, facing the street with a covered front porch. Sheet 4 identified the sign and will meet all
35 zoning regulations. School to be done next year, not this. Lighting will be building mounted and
36 will meet dark sky compliance requirements. Discussion regarding dumpster, does not want to
37 have a dumpster since he doesn't generate any garbage. Requested that the board allows him to
38 go without. Mr. Hollins stated that there are small businesses that do not have dumpsters and that
39 would be fine with the Committee.

40

41 Discussion ensued regarding buffers required along the section parallel to Tremont Street to shield
42 abutters across the street. A natural buffer was determined to or near existing 30" red pine on

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43 Sheet 5. This will be a condition for approval along with impact fees if net increase in commercial
44 footprint.

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46 **MOTION:** Mrs. Randall made the motion to approve the application with conditions. Mr. Killary
47 seconded. All in favor, none opposed.

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49 Mrs. Easler stated she will send Dave Caron and Kevin Leonard a Notice of Decision.

50
51 Discussion ensued regarding approving the draft minutes from the last March PB TRC meeting,
52 03.23.18.

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54 **MOTION:** Mr. Hollins made a motion to approve the draft minutes from 03.23.18, Mr. Killary
55 seconded. All in favor, none opposed.

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57 Chair Hardy asked if there was any other matter to bring to the Technical Review Committee
58 today.

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60 **MOTION:** Mr. Killary made the motion to adjourn the meeting 11:02am. Director Hollins
61 seconded. All in favor, none opposed.

62
63 *Minutes respectfully submitted by Kellee Jo Easler*