

Town of Boscawen
Planning Board – 2018 Technical Review Committee
Boscawen Municipal Complex
Final Meeting Minutes
Monday, February 26, 2018

Members present: Chairman Alan Hardy, Vice-Chair Bruce Crawford, Chief Kevin Wyman, Chief Ray Fisher

Staff present: Kellee Jo Easler and Linda Chandonnet

Alan Hardy called the meeting to order at 3:02pm.

Roll call by Linda Chandonnet

Applicant is Darren Gerber of 8 Deer Run Rd., Bow N.H. 03304.

Application for an Amendment to Site Plan from Restaurant to a combination of Health care Facility & Single Family Dwelling located at 67 N. Main St., Map 183 Lot 84. The company name will be Freedom In Motion Physical Therapy in a commercial zone.

Mr. Gerber explained what he would like to do with the space:

- To use the space of former Bradlees Pizza for a Physical Therapy Business.
- To use the space of the laundromat for a 2 bedroom apartment.

Chief Fisher asked what will the upstairs be used for? Mr. Gerber the upstairs will stay as is.

Alan Hardy opened a public hearing at 3:05pm.

No comment from the public.

Alan Hardy closed the public hearing at 3:05pm.

MOTION: Chief Fisher made the motion to accept the application and continue with their plans. Director Hollins seconded. All in favor, none opposed.

Mrs. Easler stated she will send Mr. Gerber a Notice of Decision.

Mr. Hardy introduced a Conceptual Site Plan for Norac Enterprises, Map 183D Lot 100.

Kevin Leonard at Northpoint and Dave Caron owner of commercial zoned property at 41 Tremont Street.

Mr. Caron has been cleaning up the development area will be clearing land.

Mr. Leonard explained that there could be Phase 1 and Phase 2 before it is all completed. They would like to take out the remaining manufactured home that is currently there. Then first move

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in a few new manufactured homes to bring in some income. Then move the manufactured homes to a more permanent area and then build the School of Barbering. They gave different scenarios of how this could work out and that it may need to be changed. They have also stated that there will be 15 feet between each of the buildings.

Mr. Crawford added that he thinks it would be best to try and put the buildings where they will end up. This will eliminate less phases and cut their expenses.

Mr. Hardy asked the board with the future phases, how should this be done and will it need to meet with TRC again? Discussion ensued regarding if it should go to Planning Board, then possibly TRC for Phases.

It was decided to have Mr. Caron and Mr. Leonard draw up their proposed plans and then submit to the Planning Board.

MOTION: Bruce Crawford made the motion to adjourn the meeting 3:27pm. Kevin Wyman seconded. All in favor, none opposed.

Minutes respectfully submitted by Linda Chandonnet