

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

Members present: Chairman Alan Hardy, Barbara Randall, Jason Killary and Dean Hollins  
Members absent: Ray Fisher  
Staff present: Kellee Jo Easler

Others present: David Caron, NORAC Enterprises LLC, Kevin Leonard, Northpoint  
Abutters: Robert Beneze, Bob Carey, & Colleen Dour

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

Roll call by Kellee Jo Easler and reading of application.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*Minutes respectfully submitted by Kellee Jo Easler*