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Town of Boscawen, NH
ZONING BOARD OF ADJUSTMENT
Boscawen Municipal Complex

MEETING MINUTES – Draft
Tuesday, April 23, 2019 at 7:00 PM

Members Present: Dr. Gail Devoid, Chair, Vice Chair Doug Supry, Ann Dominguez, Tracy Jo Bartlett, Roger Sanborn.

Others present: Kellee Jo Easler, Planning & Development Community Director and Recording Secretary Rose Fife.

Absent: Edward Cherian Jr.

Meeting opened at 7:00 pm.

Roll Call by Secretary.

Open the public meeting.

Minutes: Draft Minutes from 3.26.19. A **motion** to approve the Minutes was made by Sanborn, seconded by Bartlett and passed by a unanimous vote.

Application for a **special exception** for a **Recreational Facility-Outdoor Rail Bikes for portions of PanAm railroad** submitted by **Gary LeBlanc 7 Serena Terrace, Peabody MA 01960**, for the **Northern Railroad, C/O PanAm Railways Inc., 1700 Iron Horse Park, North Billerica MA 01862**, with a location of **PanAm Railway, Commercial Street, Boscawen NH 03303** in the **MRD zone**.

Gary LeBlanc testified. He would like to start a business to run rail bikes. They are four wheel pedal power bikes. Some have 2 seats and some have 4 seats. The rider is seat belted in. One rider controls the brakes. The bikers start off in one direction and when they come to the end they will turn the bikes around and ride back.

Dr. Devoid asked if it went into Concord. Mr. LeBlanc said yes. He has a Planning Board meeting in Concord on the 15th of May. He has to put in a parking lot on Sewalls Falls Road. He had to hire an engineer to draft the plans for the City of Concord. They will go North bound to go to the monument and then go to the County Farm property and then go back to Sewalls Falls Road. Easler has been in contact with Heather Shank in the Planning Division of the City of Concord. Concord would recommend that a condition of approval would be to have this approved by Boscawen. Boscawen should do the same. On May 2nd this request will go through the Technical Committee for the Planning Board in Boscawen. That will be done before they go before they go to Concord. Dominguez asked if the rail started in Concord. Mr. LeBlanc said yes. He said in Boscawen he will have a turn table mounted on the track to turn the bikes around and he will have

47 a port-o-potty there. At the end of the season he will remove everything and return it the following
48 May. They will run from the end of May to October. His bikes will be aluminum and weigh about
49 140 pounds total. Supry asked about security. Mr. Leblanc will put up a 12x60 pen and all the
50 bikes will be locked together in the pen. He will have a tent over it to cover them. This will be
51 located at Sewalls Falls Road. That will be home base. Supry asked if he had any security concerns
52 on the River Road area. Mr. LeBlanc will lock the port-o-potty and put a chain on the turn table.

53
54 Mr. LeBlanc thinks it will bring a lot of people to the area. Sanborn asked if he had any of these
55 bikes being used here right now. Mr. LeBlanc said the closest rail bike business is in Rhode Island.

56
57 Abutters in favor: John Porter, 41 River Road. Entrance of bike trail. There should be some
58 thought of the interface of the future bike trail to Hannah Dustin. They could park there instead
59 of parking near his home. There isn't much parking for the bike trail.

60
61 Mark Piontkowski, 40A Tremont Street. He has the pit on Commercial Street. He has concerned
62 with vehicles parking there. He is concerned with garbage that may be created by this. If this is a
63 recreation area there will need to be parking. There is a single rail, so do people need to go the
64 same direction? How will he coordinate that?

65
66 Abutters in opposition: none.

67
68 Public In favor: none.

69
70 Public In opposition: none.

71
72 Public with No opinion: Jack Shields, Northern Rail Trail Board member. He has no objection to
73 the use of the rail trail. There is a plan to connect the end of the rail and bring it down Hannah
74 Dustin. He heard from Concord that there is a plan to change the Concord section to a rail trail.
75 He doesn't know if it's a long term or temporary use. He agrees that they need parking down there
76 and also on River Road.

77
78 Rebuttal: Gary LeBlanc. Parking – all parking is at Sewalls Falls Road. This will not affect
79 parking for Hannah Dustin. His lease with PanAm will be a 5 year lease. His understanding is
80 that the State of NH doesn't have money built into their budget to purchase the land.

81
82 Public hearing closed at 7:22 pm.

83
84 Sanborn asked about the liability. Mr. LeBlanc will have liability insurance. Sanborn reviewed
85 the request. Sewalls Falls parking lot will be his headquarters and if someone wanted to rent a
86 bike they would go there to do so. Mr. LeBlanc affirmed that was correct. Boscawen won't need
87 to be concerned with people then. Mr. LeBlanc said yes. Each of his tours will be 30 people at a
88 time. Sanborn asked how long the trip was. Mr. LeBlanc said about 2 hours.

89
90 DECISION: A **motion** to approve the request, contingent on Concord's Planning Board approval,
91 was made by Supry, seconded by Dominguez and passed by a unanimous vote.

92

93 Vice Chair appointment: Supry's appointment is up in October. Devoid nominated Supry for
94 Vice Chair and Dominguez seconded the motion which was passed by a unanimous vote.

95

96

97 Next meeting scheduled for May 28, 2019.

98

99 *Respectfully submitted,*

100 *Rose Fife, Recording Secretary*

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DRAFT