

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

MEETING MINUTES – Draft
Tuesday, August 28, 2018 at 7:00 PM

Members Present: Dr. Gail Devoid, Chair, Ann Dominguez, Doug Supry and Ed Cherian Jr. Ex-Officio.

Others present: Kellee Jo Easler, Planning & Development Community Assistant, and Alan Hardy, Planning & Community Development Director.

Absent: Tracy Jo Bartlett and Roger Sanborn

Meeting opened at 7:00 pm.

Roll Call by Kellee Jo Easler.

Open the public meeting.

New Business:

Application for a **Special Exception** for relief from the following: **Article IV, to allow an Outdoor Vehicle Storage Facility**, submitted by **Bradford Dunlop, PO Box 655, Concord, NH 03302-0655**, owned by **H&R Construction Corp, of 1204 Washington St, Stoughton MA 02072**, located at **8 DW Hwy, Boscawen NH on Map 81D, Lot 10** in the **Village District zone**.

Bradford Dunlop who lives at 20 Crescent St., Boscawen NH testified. He lives in Boscawen and would like to be able to park his trucks locally. He owns 3 semi-trucks and several trailers. He needs a place to park them in the summer time. In the winter they will be parked at their driver's homes. Trailer's need to be stored somewhere and he's hoping he can store them here.

Chair Devoid asked if they would be stored in the back of his property. Mr. Dunlop said they would be stored behind the second building. Chair Devoid asked if the bushes and shrubbery would hide them. Mr. Dunlop said it would not completely as they are 75 feet long.

Supry questions the other recreational vehicles being stored there, i.e. the campers. Mr. Dunlop stated that the campers are his and his daughters and they are registered. Supry asked if he would be renting out spaces. Mr. Dunlop said he would not be that it was just for his personal vehicles. Chair Devoid wanted confirmation that it would be for 8 trailers and 2 campers. Mr. Dunlop stated that he believed so. He has 2 other trailers, but he has another place that he rents. Those trailers will stay there. He has 5 locations that he rents.

Hardy suggested that he not limit himself with a request for a small number of trailers. If the business grows he may want more and if not approved now he would have to come back before the Board to request more at a later time. Mr. Dunlop said 5 of those trailers are used for storage, and he will be liquidating them. He will be buying more road trailers.

Chair Devoid asked Mr. Dunlop if 8 trailers and 2 campers would suffice. Mr. Dunlop noted that he also has a box truck. He didn't put that in the request because it was registered and at his other shop. Hardy thought that perhaps he'd like to he's not going to exceed 10 on site. Mr. Dunlop agreed.

Supry asked if in the winter months he would have less storage vs. the rest of the year. Mr. Dunlop noted that the tractors will more than likely be at the driver's homes during the winter. Chair Devoid wanted confirmation that he's asking for 10 trailers and 2 campers to be clear. Mr. Dunlop stated that he's asking for 10 vehicles total, including the box truck. Chair Devoid said the Board would take action on a request for ten trailers and 2 campers.

Cherian asked if they would have any Conex storage boxes or will they be trailered at all times. Cherian said he saw some unregistered vehicles out in the weeds in the way back. Mr. Dunlop said he will not have any. Cherian sited an abandoned vehicle on the site. There were weeds 2 feet around it. It was near the barn. He said his sons van was back there. Cherian saw a van, a pick-up truck and a car. Mr. Dunlop said they had a blue dodge mini-van which they moved today. Hardy asked if he intended to have any unregistered vehicles on site. Mr. Dunlop said he would have none. Cherian asked about the buildings on site; would they use them. Mr. Dunlop said he would use them for storage, that's all. Hardy explained that if they acquired more, they would have to come back before the Board to make a modification to this request to enable him to use more of the buildings. Mr. Dunlop said he would not be operating a business out of there. Cherian asked if he would have signage or lights. Mr. Dunlop said he would not have either. If he purchases the property, then he may. Cherian asked about fuel storage or truck maintenance. He said he'd have none. He has a maintenance shop in Chichester. Cherian asked how long the trailers would be there. He said he would be in and out of there once a day. He reiterated they wouldn't be operating a business out of there. Chair Devoid asked if they would be just parking a trailer there. Mr. Dunlop he would be parking his car there and getting in his truck to leave. He has 2 part time people working with him that would do the same. He said there will be no changes to the lot at all.

The Board opened the public hearing to take testimony.

Any abutters in favor: Roger Sanborn and Adele Sanborn, 254 King Street. Roger's biggest concern is that he should have a port-o-pot there for use of the workers, etc. Adele was concerned about noise when the trucks come in late in the evening. She worries it would be 10 or 11 pm when they come in and leave. She is glad the trucks will not be there in the winter time. She thinks it's great to have someone next door. Roger said they are in the public's eye there, so what they do will be noticed. Hardy noted that in fairness to the applicant, the agent who was looking for a renter didn't convey the need to come before the Board to the prospective renter.

Any abutters in opposition: none.

Any public in favor: none.

Any public in opposition: none.

Hardy discussed long term planning for the roadway out front. A rotary is in the future plans for the Route 3 and Route 4 split. Cherian said they will have a direct driveway onto a rotary. Hardy said that was correct.

Chair Devoid closed the public hearing.

Much discussion ensued regarding the roadway where Route 3 and Route 4 split.

DECISION: A **motion** to approve the special exception for 10 trailers and 2 campers was made by Dominguez, seconded by Cherian and passed by a unanimous vote.

April Minutes: A **motion** to approve the Minutes was made by Supry, seconded by Dominguez and passed by a unanimous vote. Cherian abstained.

Other Business:

- Record all Notice of Decisions @ MCRD – Kellee would like the Board to think about allowing notices of decisions to be recorded at the registry. The town is now doing this all the time for site plans now so that when the deed is pulled

they see all the approvals. Hardy said that the registry will not record site plan. By putting the notice of decision with the deed, when someone does a property search, they will see those notices of decision. Kellee said that the applicant's will pay for it. Cherian asked if they should put the expiration date if it was not exercised within 1 year. Hardy said that he likes that idea. A **motion** was made by Supry, seconded by Dominguez to include in the notice of decision the expiration if the application is not acted on. The motion was passed by a unanimous vote. Devoid asked to take action on the request to have the decisions registered at the registry. The Board thought that their approval they just made included that. Hardy said that the Planning Board's notices of decisions are being recorded at the MCRD.

A **motion** to adjourn was made by Supry, seconded by Dominguez and passed by a unanimous vote.

Next Meeting is scheduled for **September 25, 2018.**

Respectfully submitted,
Rose Fife, Recording Secretary