

# Town of Boscawen

Planning Board  
Boscawen Municipal Complex

Meeting Minutes – Final  
Tuesday, October 4, 2016 at 6:30 PM

Members Present: Bruce Crawford – Chair, Roberta Witham – Vice-Chair, Douglas Hartford, Jeff Reardon, James Scrivens, Rhoda Hardy, Matt Lampron.

Member Ex-Officio Absent: Bernard O. Davis, Jr.

Alternate Member Ex-Officio Absent: Roger W. Sanborn

Others present: Alan Hardy – Planning and Community Development Director, Kellee Jo Easler, Planning and Community Development Assistant, Katie Phelps, Recording Secretary.

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Chairman Crawford called the meeting to order at 6:30pm with a voting board.

## **Review and Acceptance of the Prior Meeting's Minutes:**

**Motion made by Douglas Hartford and seconded by Vice-chair Roberta Witham to approve the minutes from the September meeting as written. All in favor.**

## **Old Business:**

- **MTAG – Municipal Technical Assistance Grant**

The interviews are complete. Data from the interviews has been shared with Central NH Regional Planning as well as Molly Donovan at UNH Cooperative Extension. Molly will draft up a vision given the feedback from stakeholders and community leaders. Next step in the process will be to hold an open house for the public to attend and learn more about the project and give input. Alan would like to hold this open house at the Winthrop Carter House if possible. Open house target date range will be end of October, beginning of November.

## **New Business:**

- **Public Hearing – Accessory Dwelling Units**

Kellee Jo Easler states she updated the document compiled by Bruce Crawford to include page numbers and updated reference page numbers to reflect the most current zoning ordinance. Legal will review a few sections. Discussion ensued regarding ADUs and the document. Alan will contact Jim Raymond and the utility companies and provide the board with his findings.

Chairman Crawford opened the public hearing on accessory dwelling units and continued the hearing to the November 1<sup>st</sup> meeting of the board.

- **Public Hearing – Temporary Events**

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Minutes were reviewed from the September 6<sup>th</sup> meeting of the board regarding temporary events. At the prior meeting Bernie suggested taking the number of people out of it. Alan is concerned that if we eliminate the number completely it could affect smaller events. Bruce thinks the part about “monetary gain” helps eliminate family events from the equation. It also depends on how many people are there during the 24 hour period and the location of the event. An event on King Street is likely to cause bigger issues than one up at Avaloch Farm. Clarification is needed on what qualifies as an event.

Chairman Crawford opened the public hearing on temporary events and continued the hearing to the November 1<sup>st</sup> meeting of the board.

- **Regional Notification – Eversource**

The board reviewed a letter from TFMoran, Inc. notifying the town of an application for a telecommunications tower pending in the Town of Hooksett, NH. The proposed 120ft telecommunications tower will be constructed at 13 Legends Drive and is needed to provide communications to isolation electrical switches in the greater Hooksett area. A list of meeting dates and times were provided in the letter if anyone wanted to comment.

- **Groundwater Protection – CNHRPC Information**

The board reviewed an email from Matt Monahan from Central NH Regional Planning Commission in regards to the state “BMP rule”. NH DES sent a letter to Code Enforcement Officers and Planning Boards around the state to raise awareness. The NH Groundwater Protection Act (RSA 485-C) requires that “Potential Contamination Sources” use BMPs to prevent the release of substances that can contaminate groundwater. Alan says their ultimate goal is to create the buffer around water resources. They can also help with grants.

- **Wetlands Permit – 52 Eel Street**

The board reviewed a wetlands permit notification letter for 52 Eel Street, Map 183C, Lot 41, issued by the Dept. of Environmental Services. It is valid from 9/22/2016 to 09/22/2021 and allows for the dredge and fill of 355 sq. ft. of river bank to remove an existing non-functioning and damaged stone and mortar retaining wall, re-grade the slope, and stabilize the bank.

- **Azubah Update**

Alan sent information regarding the Azubah lot to Matt Monahan at Central NH Regional Planning Commission to review. His findings were outlined in an email response that the board reviewed. He advised that the board seek legal counsel on anything with legal implications.

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There are conflicting wetland delineations (20,414 sq. ft. vs. 12,383). The lot is an approved lot of record. If setbacks can be maintained, then it's feasible to build a house on the lot. Discussion ensued regarding what steps to take going forward.

**Motion made by Douglas Hartford to suspend the action to revoke subdivision approval subject to further investigation, seconded by Matt Lampron. All in favor.**

Next month we will have a public hearing for Cold Brook Gravel. They are looking to change their phasing plan. Pit 1 is officially closed.

**Motion to adjourn made by Douglas Hartford, seconded by Matt Lampron. All in favor. Meeting was adjourned at 8:49pm.**

Next meeting of the board will be Tuesday, November 1, 2016 at 6:30pm.

*Minutes respectfully submitted by Katie Phelps*