

Town of Boscawen

Planning Board
Boscawen Municipal Complex

Meeting Minutes – Final
Tuesday, November 1, 2016 at 6:30 PM

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

Members Absent: James Scrivens

Member Ex-Officio Present: 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.

Chairman Crawford called the meeting to order at 6:30pm and designated Rhoda Hardy as a voting member.

Review and Acceptance of the Prior Meeting's Minutes:

Motion made by Jeff Reardon and seconded by Douglas Hartford to approve the minutes from the October meeting with one correction. All in favor.

New Business:

- **McKerley & Randall – Lot Line Adjustment**

F. Webster Stout of FWS Land Surveying PLLC stepped forward to present a lot line adjustment requested by Sharon Johnson, Trustee of the Shirley McKerley Rev Trust of 2012, Map 47, Lot 6, 510 Random Road, Hillsville, VA 24343 & Dale G. & Barbara J. Randall, of 279 DW Hwy, Boscawen, NH 03303, Map 47, Lot 3. Current acreage for Map 47, Lot 3 is 2.99 acres. Map 47, Lot 6 is currently 280.5 acres. A map presented showed the intended lot line adjustment which will add 2.553 acres to Dale and Barbara Randall's lot making it 5.543 acres and decreasing the other to 270.0 acres +/- . No subdivision approval is needed and they are not creating a buildable lot. Mr. Stout asked the board if they had any questions or concerns. The board did not.

Motion to approve the lot line adjustment made by Douglas Hartford, seconded by Roberta Witham. All in favor.

- **Public Hearing - Cold Brook Gravel Site Plan Amendment**

Timothy Bernier of T.F. Bernier, Inc. stepped forward to ask for board approval to amend the current site plan at Cold Brook Gravel. A phasing plan was reviewed with the board. Cold Brook Gravel is now owned by GMI Asphalt. It was recently found that the rock in their next anticipated phase is not the same rock and they just received all their approvals for from DOT. In the interest of continuing to use the same type of rock, they are looking to amend the plan and

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swap phase 2 and 3. The original area of 5 acres remains unchanged. There is a potential that they will return next fall to amend the phasing plan again depending on what rock they find.

Chairman Crawford opened a public hearing and asked if there were any abutters who had comment. Eric Monroe of 215 Queen Street stated he had a few concerns. He inquired whether the conditions for the operation of the crusher plant limits operation until 3:30pm or 5pm, because they have been running until 5pm for the past two months. Alan Hardy stated they can run the gravel crusher from May 1st to November 1st, Monday thru Friday, from 7am to 5pm. His second concern was in regards to dust control. Pit area one was coated in gray silt. Are there any up to date dust control measures? His third concern revolves around traffic and frequency of trucks. Tim Bernier stated he will make GMI Asphalt aware of these concerns. Discussion ensued.

Alan made Tim Bernier aware that today, November 1st, is the last day the crusher, hammer, and blasting can occur. GMI Asphalt can ask for 40 floating days in writing. Tim stated he would make them aware of this.

Chairman Crawford asked if anyone else had any comment and closed the public hearing with no response from the audience.

Motion to allow Cold Brook Gravel to swap 1.5 acres from the existing phase 2 on the southern side of the pit to phase 3 on the northern side of the pit made by Matt Lampron, seconded by Bernie Davis. All in favor.

Old Business:

- **Continuation – ADUs**

We are still waiting for feedback from Jim Raymond and the utilities. Alan stated that from a utility standpoint they hadn't figured out the problems this could create for them. He had spoken with Liberty Utilities and that they need to discuss it further. We need to know whether they would require a separate meter. As it is now, ADUs typically do not allow or plan for a separate service. Alan hopes to have more information for the next meeting.

Matt Lampron expressed some concerns and the potential of hurting the traditional ADU customer. He states that his home has one service for water, electrical and heat. If he were going to do an ADU in his house it would be for his mother or father. He wouldn't hire contractors, he would put two walls on the front of the house that would lead upstairs and be a separate entrance. If we start regulating that ADUs needs a separate meter he would have to tell his father it would be less expensive to get him an apartment. The town has the control to use state legislation or resist and make it a traditional ADU. If we say it "must be" but can't be separate meters we are

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limiting that to the people who truly want it for an ADU. He hears it a lot that we don't want a lot of apartments. He isn't going to rent it to someone and pay all of their utilities, instead he will have a really good relationship with them. Separate meters and services will allow apartments. If we want to control traditional ADUs, we can't put these restrictions on them.

Chairman Crawford suggested an individual meter, unless the service suggests otherwise. Discussion ensued regarding utilities.

Chairman Crawford continued the public hearing to the December 6th meeting of the board.

- **Continuation – Temporary Events**

Table of Uses reviewed. Kellee noted that Temporary Events is currently listed as a special exception in all zones. We are looking to see if it should go to Technical Review. Alan asked if the board wants to have a Temporary Event process, because you only need a 10 day Planning Board notice for Technical Review. If we call it a minor site plan, Technical Review can take it on. Looking at an event you are looking at safety (parking) and sanitation services.

Definition (to date):

Temporary Events: An event or activity lasting for seven days or less, which is held for monetary gain by any person, business, club, association or religious organization. The following minimum requirements shall be met:

1. Complete Planning Board Technical Review Committee Event Application
2. Sufficient sanitary facilities for the number of attendees as determined by the Health Officer.
3. Enough off-street parking for the number of cars as determined by the Technical Review Committee.

Matt Lampron brought up the fact that church suppers, BINGO, and fire department chicken barbeques could be considered temporary events because they are for monetary gain and last 7 days or less. If he had a party for monetary gain every Saturday it he would fall into the temporary events. Alan stated he had a valid point. Matt says his point is that if you do this definition it will apply to these other events. We could get into legal trouble. He is trying to protect the interest of the town. Alan suggests that rather than changing the ordinance, we could have the exclusions within the application.

Matt also stated that if he were running a fair or carnival and read the definition, he would end up having his event for 8 days because the temporary events definition is only applicable to events 7 days or less. Do we have anything that mentions if an event lasts more than 7 days that it would

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require a site plan review? Alan stated no. If we don't define a "Non-temporary Event" that's what you could be faced with. Alan stated the ordinance says that anything not listed in the Table of Uses requires a variance.

Chairman Crawford continued the public hearing to the December 6th meeting of the board.

- **CIP Update:**

Alan asked whether we want to continue to have impact fees. If so, we need to update the ordinance in 2017. A motion is needed in order to build it into the budget.

Motion to update the impact fee ordinance for 2017 made by Rhoda Hardy, seconded by Douglas Hartford. All in favor.

- **MTAG Update:**

Members of the board received a packet of the script for the open house on November 14, 2016 from 6-8pm at the Winthrop Carter House. Within the packet are bulleted items from the interviews conducted with community leaders and stakeholders in September. Four members of the Planning Board that will be present for the open house are Bernie Davis, Bruce Crawford, Rhoda Hardy and Jeff Reardon. Arrival time for board members will be 5:30pm. Invitations have been sent to residents along the corridor.

Matt Lampron suggested adding events such as Planning Board meeting times to the town Facebook page. People don't follow the town website, they look at Facebook.

Motion to adjourn made by Douglas Hartford, seconded by Matt Lampron. All in Favor. The meeting adjourned at 8:07pm.

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

Minutes respectfully submitted by Katie Phelps