

Town of Boscawen

Planning Board
Boscawen Municipal Complex

Meeting Minutes – Final
Tuesday, December 20, 2016 at 6:30 PM

Members Present: Bruce Crawford – Chair, Roberta Witham – Vice-Chair, Rhoda Hardy, James Scrivens.

Members Absent: Matt Lampron, Douglas Hartford, Jeff Reardon

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.

Chairman Crawford called the meeting to order at 6:33pm and designated Rhoda Hardy as a voting member.

Review and Acceptance of the Prior Meeting's Minutes:

Motion made by Vice-Chair Roberta Witham and seconded by Rhoda Hardy to approve the minutes from the December meeting with one change. All in favor.

New Business:

- **Planning Board Dates for 2017:**

The board reviewed the Planning Board meeting and submission dates for 2017.

Motion made by Rhoda Hardy and seconded by Vice-Chair Roberta Witham to approve the Planning Board dates for 2017 as presented. All in favor.

- **MTAG:**

In order to tie up the King Street corridor project we need to set a contract price.

Motion made by James Scrivens and seconded by Vice-Chair Roberta Witham to approve a contract price not to exceed \$5,000 to complete the King Street Corridor project. All in favor.

- **Bruce Mayberry – Impact Fees:**

Alan researched other people to do the Impact Fee Assessment but that Bruce Mayberry is the person we want to do the assessment given his background and expertise.

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Old Business:

- **Article IV – Use Regulations:**

Table of Uses – Commercial: Educational Facility, Private: Commercial Zone: **Allowed**

Table of Uses – Events: Temporary Events: All Zones: **Conditional Use**

Table of Uses – Accessory Dwelling Unit: All Zones: **Conditional Use**

Motion made by Vice-Chair Roberta Witham and seconded by Rhoda Hardy to amend the Zoning Ordinance, Article IV – Use Regulations which creates new provisions for Educational Facility; Private, Temporary Events and Accessory Dwelling Units. All in favor.

- **Article XII – Definitions:**

New Definition:

Accessory Dwelling Unit (ADU): As used in this subdivision, “accessory dwelling unit” means a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

Motion made by Vice-Chair Roberta Witham and seconded by Rhoda Hardy to amend the Zoning Ordinance, Article XII, Definitions to include a new definition for Accessory Dwelling Unit. All in favor.

- **Article XIV – Cluster Developments:**

- ❖ 14.02 Conditional Use Permit Required

- b.) Conditional Use Permit Criteria

- 8. There shall be a 25’ setback from the jurisdictional wetlands. Buildings will not be allowed within the wetland setback.

Motion made by Vice-Chair Roberta Witham and seconded by Rhoda Hardy to amend the Zoning Ordinance, Article XIV, Cluster Developments to include provisions for criteria 14.02 b) 8. All in favor.

- **Article XXIII – Accessory Dwelling Unit Ordinance:**

The final version of Senate Bill 146 and the proposed ADU Ordinance for the Town of Boscawen was reviewed by members of the Board.

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Motion made by James Scrivens and seconded by Rhoda Hardy to amend the provisions section of the ordinance, subsection K, to read: “ADUs will not be allowed on properties with divided interest ownership.” All in favor.

The Accessory Dwelling Unit Ordinance is now in its final form and ready for Town Meeting.

Motion made by Vice-Chair Roberta Witham and seconded by Rhoda Hardy to amend the Zoning Ordinance, Article XXIII to include provisions for Accessory Dwelling Units. All in favor.

- **Petitioned Amendment – Map 45, Lot 29, Sub lot 2:**

Motion made by Vice-Chair Roberta Witham and seconded by Rhoda Hardy to amend the Official Map, under the provisions of RSA 674:11 to change the zoning classification of the parcel designated as Map 45, Lot 29, sub lot 2, from Agricultural/Residential, (A/R) to Residential, Medium Density, (R-1). All in favor.

Motion to adjourn made by Vice-Chair Roberta Witham and seconded by Chairman Bruce Crawford. All in favor. The meeting adjourned at 7:32pm.

Next Meeting will be January 3, 2017 at 6:30pm

Minutes respectfully submitted by Katie Phelps