

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Final Meeting Minutes  
Tuesday, December 5, 2017 at 6:30 pm

Members Present: Bruce Crawford - Chair, Matt Lampron, James Scrivens, Barbara Randall.

Alternate Members Present: Rhoda Hardy, Jeff Reardon

Others Present: Alan Hardy, Planning & Community Development Director, Kellee Jo Easler, Planning & Community Development Assistant & Linda Chandonnet, Planning & Community Development Clerk & Recording Secretary

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Chair Crawford called the meeting to order at 6:30 pm.

The meeting began as the first speakers Katie Nelson and Dean Williams from Central New Hampshire Regional Planning Commission. They were here to talk about the Master Plan and how they are finishing phase 1 and transitioning into phase 2. Dean has been working on the Transportation Chapter. Joanne Cassulo in their office has been working on the Energy Chapter. They also put together a Demographics Chapter and this was sent to the Planning Board in November, and this was all of phase 1.

Beginning soon will be Phase 2 on the Economic Development Chapter. Katie Nelson and Joanne Cassulo will begin the Natural Resources Chapter and will be meeting with the Conservation Commission on December 19<sup>th</sup>. Dean went over some things of the Transportation Chapter that he had previously talked about in other meeting such as;

- Existing conditions, road mileage, bridge conditions, traffic volumes, road conditions, crashes, park and ride data and to add culverts.
- Land use sections which is the old access management plan track the common and include scenic roads.
- Regional and State Planning which is about the Transportation Advisory Committee and the 10 year plan.
- Bicycle, pedestrian, safe routes to schools, trails and classic roads.
- Transportation improvement projects which includes the US Route 3 & 4 intersection merge, King Street improvement project, and the overlay district.
- The Northern Rail Trail and connecting it to Concord and the Merrimack River Bridge Project connection on exit 18.
- At this point the existing conditions needs to be updated and some of the commuter draft and American census data.
- At the very end of the chapter there will be all of the objectives, which are all based off principals that are laid out through-out the plan.
- There will have to be an agreement in how to format it on the landscape map because of the way Boscawen is shaped.

Jeff Reardon asked to be briefed on what this part of the meeting is about. Alan Hardy explained that under the contract with CNHRPC, Dean and Katie's job is discuss with the planning board members one chapter at a time. They will be asking questions to the board and then they go back and edit the draft chapters as they work on them. Katie explained this is essentially a status update. Dean added this is a discussion of the schedule and will be updating more of the old items on the

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Final Meeting Minutes  
Tuesday, December 5, 2017 at 6:30 pm

transportation chapter by the end of this month when he should have the information for the board to review.

Chair Crawford talked about the completion of the King Street project and other changes such as exit 17 that will affect us more than we think. He thinks the timing of this transportation section is good and we might want to drag our feet on it until we get a better idea on what's happening there.

Chair Crawford stated that he went to the event Saturday afternoon about development of the exit 17 area. He also saw a land map with a grocery store there and other possible retail stores. This will have the potential of servicing a large area for consumers who could do their shopping at exit 17.

Mr. Hardy asked Dean if he heard of any updates on the Northern Rail Trail connection to the south and has Concord made any progress with funding? Dean replied that Pan Am has abandoned the rail, but he doesn't know if they are ready to sell it yet. Mr. Hardy wondered if they are waiting for someone to make an offer. Chair Crawford added that someone dropped the ball because when the Sewall's Falls Bridge they didn't replace the crossing, they ripped it out and left it there and that's been over 2 years ago. He went on to say how some of the railroad sections are no good and looks like it was left abandoned. Mr. Hardy asked about the reference to future use of the Boscawen/Canterbury bridge abutments for a new bridge. Dean replied that the bridge connecting West Street to Depot Street was something the board had expressed interest in and he just wants to document it in the master plan. In the long term, it might be something that comes up. He also thinks Canterbury is interested potentially having something like that and to be more industrialized off of exit 18 down West Road. Kellee Easler stated that was something that came up in the meeting on transportation last week. Mr. Hardy expressed that he has some concerns about vehicle access coming up Depot Street entering King Street, but if it turned out to be a pedestrian bridge then there wouldn't be that flow of traffic. Mrs. Easler stated that it was for the long term of the next 30 to 50 years and many things may change between now and then.

Chair Crawford began talking about the toll increase, and maybe a gas increase coming up and some years there's a bill to tax propane, electric and hybrid cars. He feels there might be some opportunities there as far as the rail trail goes and Senator Feltas has something on his desk, and hopefully he does something about it. Chair Crawford added he is interested to see DOT's accident data compared to what we have at our police department. Dean replied there will be a lot of differences. He mentioned that if we want a report, we have to go to the police to have them pull the historical data and they can help look at it. Mr. Hardy asked how they will need this data formatted and Dean replied with, "just a crash diagram is good" and the reports that were created. We can even go into more detail such as showing a specific road or intersection. Mrs. Easler brought up that in the transportation meeting they were talking about is Raymond and Goodhue Road and Mrs. Hardy, Mr. Hardy and Chair Crawford stated how hard it is to see another car coming when you're driving through that intersection. Mrs. Easler asked what roads she should ask for a report on and Chair Crawford stated the entire King Street corridor all the way to Whitney

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Final Meeting Minutes  
Tuesday, December 5, 2017 at 6:30 pm

Road. That would be the Route 3 and 4 split up to Goodhue. Mr. Hardy added that the Lieutenant Killary told him that the Cumberland Farms area to Depot Street has several accidents.

Mr. Hardy asked Chair Crawford if the voting is going to take place on the zoning at exit 17. Chair Crawford replied that they would like us to rewrite our letter, and that we are more concerned with the traffic and not so much with the rest of it. He has offered to work on it if everyone is okay with that. Mrs. Hardy asked that the planning board members see the letter before it gets sent.

Mr. Hardy talked about 1 Riverside Place and that he has issued Certificates of Occupancy on two of the rental units and 4-5 more to follow soon. Matt asked if we may want to discuss adding a sidewalk between the 1 Riverside Place entrance and the bridge. Is that something they may want to add in the sidewalk into the plan because it has a specific project? Mr. Hardy stated if we were going to do one now we, the town, would have to put it in. Chair Crawford stated that it sounds like the 1 Riverside Place owners want this and since it abuts to Concord they are free to do what they want. Mr. Hardy added they would have to come to the planning board to get approval if they wish to proceed. Dean stated that the state doesn't maintain sidewalks, and they build them as part of the bridges, but it's up to the towns to maintain them. He said if the City of Concord and Boscawen wanted to apply together for transportation alternatives program grant they could apply where it's an 80/20, that would be 80% federal and 20% local and that's a way you can get sidewalks built. He added that under that program the sidewalks have to go something or connect another sidewalk, and it just can't be out where there is nothing. Chair Crawford stated that on the site plan they are only going to accept a sidewalk as a town sidewalk if it connects to a sidewalk that the town already maintains. The town of Boscawen doesn't want to maintain sidewalks that are far away and have no other connections or go nowhere.

Chair Crawford asked if there was anything else to add to the master plan. Dean replied that the only thing he could think of is the impacts of Whitney Road project, but will wait for the police report first.

Chair Crawford stated he has been going around town trying to find all the hydrants and Mr. Hardy asked if these were going to be put on a map and Chair Crawford replied yes. He also said that Chief Ray Fisher never had a list of them and that many are hidden or aren't where they should be.

Chair Crawford asked Dean if he can take copies of a magazine for him. He also talked about Whitney Road values.

Matt asked a question about the roundabout and the sidewalks that were removed because Boscawen wouldn't agree to maintain them. With this new development and everything going on at exit 17 it's a little short sighted to not having sidewalks connecting all of them, and the state refused to put in sidewalks without a MOU and that this is what he assumed happened. Chair Crawford stated that maybe it was but the state builds the sidewalks and leaves them with the town

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Final Meeting Minutes  
Tuesday, December 5, 2017 at 6:30 pm

to maintain. If you're looking at 10 or 15 years to when the roundabout was put in, so if someone wants to put in sidewalks it will have to be part of that development costs. It would make sense to have sidewalks at that point in if you're going to Penacook from there. Matt continued by saying that this should be something we should want for the residents in our town. Mrs. Hardy asked what's the theory of building sidewalks if they don't plow them? Matt answered because the state would be liable for anything that happens so there must be a signed agreement with DOT for the town to maintain it. Matt asked where do we maintain to and Mr. Hardy stated that we don't, there's only about a quarter of a mile. Mr. Hardy agreed we should add this to the plan from Riverside Place to the railroad bridge. Dean said we might want to do the application with the City of Concord and Canterbury.

Mrs. Hardy asked where does the state highway start from Route 3 in Penacook, does it go out Canal Street or E Street and opposite the bank and goes over the hill? Chair Crawford said it does start there and that Concord plows out that way to the Boscawen line. Mrs. Hardy stated then the state takes it over from the Concord line. Mr. Hardy asked if Boscawen plows Tremont Street? Chair Crawford said it doesn't.

Chair Crawford asked the speaker if they had anything for Master Plan Transportation under Economic Development. They replied that they haven't started this yet, but it will shortly. Mrs. Easler added she shows a mini meeting on this for the date of December 13<sup>th</sup> at 6pm. After the Board of Selectman's Meeting. Mr. Hardy asked who is invited and Mrs. Easler replied Mark Varney and Mr. Scrivens and Matt Monahan. Mr. Hardy asked for this to be posted on the website. Mrs. Easler also mentioned;

- The first listening session for the Planning Board on the Plains District on December 12<sup>th</sup> at 7:00 pm.
- The Economic Development master plan for Transportation on December 13<sup>th</sup> at 6:00 pm.
- The Conservation Committee December 19<sup>th</sup> with Joanne and Katie.
- The First Zoning Ordinance on January 9<sup>th</sup> and will also be the second listening session for the Planning Board.

The speakers left and the conversation and Chair Crawford asked if everyone would be able to attend the meeting on December 12<sup>th</sup>.

Mrs. Easler said we need to discuss tonight about what the public's thoughts are on Transportation so we can have this written and sent by November 10<sup>th</sup> into the Newsvine. Chair Crawford stated he would write the ad. It was discussed with many board members that the public could send their reply by email, phone voice message or letter. They will set up what is needed to receive the public's responses such as email address and phone number to call.

Mrs. Easler asked what will be happening at the listening session next week? Mr. Hardy said we should walk through the document word for word and that everyone on the board should have an agenda page and also the first page with the information that was sent out. Chair Crawford

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Final Meeting Minutes  
Tuesday, December 5, 2017 at 6:30 pm

mentioned that everyone can take this home to look at. Mrs. Easler stated she also sent out an email but hasn't received any replies. Mr. Lampron stated he isn't familiar with this listening session and Mr. Hardy replied the idea is to have a less formal discussion than you would have in a public hearing. This is a follow up to the previous Winthrop Carter House Meeting. The discussion went on about having food that evening and moving the chairs around to make the seating less formal looking.

Mrs. Easler asked if the sign could be used at the Transfer Station for this meeting and if Dean Hollins could put this up. The board agreed this would be a good place to notify the public.

Mr. Hardy asked to have a discussion on his concerns of an ordinance for a camper to be used on property for a long period of time. An RV is never to be used as housing but we allow for a great deal of time. He would like to know if this can be revised and consider bringing the timeframe down? Mr. Reardon asked if there is a difference between an RV being stored or one being lived in? Chair Crawford stated there is a difference. Mrs. Easler stated the time frame allows up to 24 weeks and it has to be inspected by the Health Officer. Chair Crawford said what if we use they can stay in an RV up to 2 months with sanitation and then they can apply for a technical review to allow for use up to 6 months. Mr. Hardy agreed with him and he thinks this will work and explained his concerns about having additional housing without additional asset value such as people living in an RV or tiny houses. He said he will draft up this section and we can look at when completed. Chair Crawford agreed and is hopeful this can be done by the end of this year.

Mrs. Hardy asked about the camper that has been all around town and at 1 Corn Hill Road. Mr. Hardy stated there are now 3 campers in back of the house and explained where they all came from. He also mentioned that there is a discussion of the abutters to whether they have crossed the abutter's property line. Mrs. Easler said they are also getting numerous complaints from people. Mr. Hardy stated that one of them is of interest to many people because it's a legitimate concern and something he's working on to resolve.

James Scrivens had a question about the ever-running barn sale that reopened the other day. Mr. Hardy answered that they moved away and are now apparently moving back in, but if they don't start putting thing away soon he will have a reason to visit them. He is working on how to resolve these types of issues under Zoning or Town Ordinance. Mrs. Hardy mentioned that the location of where Carey's Market used to be is really getting messy. Mr. Hardy stated that any infraction of the conditions of approval could result in a \$275.00 fine per day. Mrs. Easler thinks that the building is also for sale.

Chair Crawford brought up the tree debris piled up at the tree business, he wondered if they have tree pieces and parts are they making into firewood or what are they doing with it. Mr. Hardy stated if they are being converted that there is a legitimate reason for it to be there.

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Final Meeting Minutes  
Tuesday, December 5, 2017 at 6:30 pm

Mrs. Hardy asked if they have a garage is it okay to have a sand pile there? She said why would you want to sell sand if you have a garage? Mr. Hardy asked if this was MJ's and then said that he is not approved for that as part of their site plan The discussion went on about it was not the owner of MJ's. It's the person who is selling the sand that's the issue. Mr. Hardy asked if this is something we want to enforce it and Mr. Lampron said if it's enforced then it needs to be fair across the board. The conversation went on how if it's written in the records that we have it's easier for us when something comes up.

Chair Crawford asked if we should put the public notice on the website also and Mr. Hardy agreed.

**MOTION: Mrs. Hardy made the motion to adjourn the meeting at 7:55pm. Mrs. Randall seconded. All in favor, none opposed.**

**The meeting adjourned at 8:40pm.**

*Minutes respectfully submitted by Linda Chandonnet.*