

Town of Boscawen

Planning Board

Boscawen Municipal Complex

Meeting Minutes – Draft

Tuesday, March 7, 2017 at 6:30 PM

Members Present: Bruce Crawford – Chair, Roberta Witham – Vice-Chair, James Scrivens, Barbara Randall, Matt Lampron and Jeff Reardon

Members Absent: Rhoda Hardy

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

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

Joe Spain stepped before the board to authorize F. Webb Stout to represent Cityside Development, LLC on a Lot Line Adjustment on the agenda today.

Conceptual Plan Review – Tiny House:

Caroline Corriveau of Warren Street Architects stepped before the board to present a conceptual plan for a tiny house. She is a tiny house enthusiast who has been following the movement since 2007. She is currently building one in Gilmanton. She has used locally sourced timber and recycled materials and began construction in April of 2016. It is bigger than the typical tiny house coming in at 280 sq. ft. It is built on a goose neck trailer. Her plan is to complete building in Gilmanton and buy land to put the tiny house on.

Ms. Corriveau passed around her contact information as well as some publications she has done. Her graduate thesis centered on the community of tiny houses. She states that people interested in tiny houses are typically environmental enthusiasts. She showed renderings of the tiny house including a plan for utilities. She says some people build on a trailer to circumvent the planning and zoning codes but asserts that isn't why she did it. She knew she would be building on her father's property and moving it to another location. She doesn't want to touch the earth very much, her only plan is a dug well. She doesn't want a concrete foundation or to bury a large septic tank. One thing you can't do is put your tiny house on someone's land if you plan to live off the land – because the land isn't yours. Her plan is to live off grid – and solar panels, wind turbines and using rainwater are her plan to help achieve that. Waste disposal and grey water were discussed. She opened up a general discussion with the board and audience.

Alan Hardy asked Ms. Corriveau if she had spoken to the DES Subsurface Bureau. She said she hadn't. Alan said they are the ones that would give us the standard. It would be a good place to address the waste disposal. If they could come out with some guidance documents it would be helpful. He would be surprised if they weren't already looking into it.

Jim Scrivens asked if it would be registered like a motor vehicle. Ms. Corriveau said it would be registered as a recreational vehicle or RV. The trailer is currently registered to haul so she can bring it on the road. She is wondering how it could be taxed if she put in on a piece of land. Jim says it's not technically real estate, it's a vehicle. Kellee Easler said you would pay taxes on it as a building if it were in one place for substantial length of time. Jeff Reardon thought we had an ordinance that you can't live in an RV. Alan said there are a lot of things an RV can't do. In the accessory dwelling unit exemptions

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you can't take an RV and turn it into an accessory dwelling unit. He suspects this will grow over time, but at this time we know the current limitations. RVs are a temporary use as it is now.

Ms. Corriveau noted an article that came out December 15, 2016 which stated that tiny houses are joining the building code. The IRC has passed an appendix that has some guidelines for tiny houses. The only thing they don't address is the trailer. She said they are hoping to have it adopted by 2018. Discussion ensued. Alan says this is a new topic for planning and zoning. There is no easy solution. He referenced an article from the American Planning Association specifically in regards to tiny houses. It is the beginning of structure.

Alan suggested getting Central NH Regional Planning Commission or Plan NH involved in a discussion that involves the creation of a model ordinance for tiny houses. Elaine Clow had a question about community and how the building would be taxed. Alan said the issue of taxation is that if you leave something sitting in the same place long enough it will be taxed. There isn't an easy answer to the question, but in terms of septic we could have a discussion with the DES Subsurface Bureau. Matt Lampron said you will need to come up with a definition for a tiny house so it doesn't qualify as anything else. You don't want someone to pull in a mobile home or RV and call it a tiny house because of towing capability. He thinks it's beneficial to the town to better define it because having one wouldn't disturb the ground and you wouldn't need a septic system. Discussion ensued. Alan said we will look at the issues and meet again in the future. Alan will contact the subsurface bureau.

Review and Acceptance of Prior Meeting's Minutes:

Motion to accept the minutes from the February meeting with one change made by Bernie Davis, and seconded by Roberta Witham. All in favor.

New Business:

Public Meeting - Lot Line Adjustment – Cityside Development, LLC:

F. Webb Stout stepped forward to represent Cityside Development, LLC on a Lot Line Adjustment. The property is located at Map 183C, Lots 62, and Sublots 1, 3 & 5 – Kayak Way and Shoreline Drive in an MRD Zone. Mr. Stout said there is a known hide pile from the tannery that has been capped on the property. During the process of construction of Kayak Way, the location of the road was moved because they found they were in the hide pile. They don't want a hazardous waste pile on the property so they are proposing a change to the right of way so the entire hide pile is on lot 62-5. He showed on a map how the lot lines would be changed. There isn't a large amount of area being swapped. The Merrimack County Registry of Deeds is requiring sign off from the City of Concord because this goes along the municipal boundary. He would have the mylars to us as soon as possible to be signed off so he could meet with the City of Concord the following Wednesday.

Alan says he presumes this information is in the condominium documents. Mr. Stout says it will be revised to reflect the change to lots 1 and 3. Alan says counsel has been reviewing the condominium documents and they are in a proper form, they are just waiting on this change. Bernie Davis asked if they dug into the hides. Mr. Stout said the road was proposed to go right through where the hide pile is located. Alan said the applicant brought in an engineer that does this type of work and they were the ones working with the state giving them guidance on what to do. Alan said the people who came in to do the dirt work

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93 have equipment that is GPS driven and when they tried to locate points on the plan the hide pile was not
94 where the plan said it was. Bruce Crawford asked if the entire area of lot 5 is in Boscawen. Mr. Stout said
95 yes. Mr. Stout also said the state would like to see the entire area be paved over and become a parking
96 lot. It would be a better cap. Discussion ensued. Alan says there is a protective nature in our statutes that
97 says the Town doesn't need to take land with problems.

98
99 Chairman Crawford asked the board for their input. Matt Lampron said he doesn't see anything
100 procedurally that would prevent approval. Alan says we would generally need a specific reason to deny.

101
102 **Motion to approve the lot line adjustment for Cityside Development, LLC made by Matt Lampron,**
103 **and seconded by Bernie Davis. All in favor.**

104
105 **Motion to allow the Chair to sign documents outside of the meeting made by Matt Lampron, and**
106 **seconded by Bernie Davis. All in favor.**

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108 Dollar General: Continued to April 4, 2017 at 6:30pm.

109
110 Kellee Jo Easler sent out information for the Spring Conference for the Office of Energy and Planning. If
111 anyone is interested in signing up for anything please contact the office. Bruce Crawford asked if there
112 was something planned for June 3rd. Kellee said she would look into it and get back to him.

113
114 **Motion to adjourn made by Matt Lampron, and seconded by Roberta Witham. All in favor. The**
115 **meeting adjourned at 8:15pm.**

116
117 Next meeting of the board will be Tuesday, April 4, 2017 at 6:30pm.

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119 *Minutes respectfully submitted by Katie Phelps*