

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Draft Meeting Minutes  
Tuesday, February 6, 2018 at 6:30pm

1 Members Present: Bruce Crawford – Chair and Barbara Randall.

2 Alternate Members Present: Jeff Reardon

3 Members Absent: Rhoda Hardy, Roger Sanborn, Matt Lampron

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

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

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9 Chair Crawford began the meeting by stating Jeff Reardon will be a voting member.

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11 Review of January 2, 2018 Draft Meeting Minutes:

12 Corrections were made for Line 35 after the word designates to take out and. On Line 61 However  
13 needs a comma after it. On Lines 75 to 76 to take out the sentence Mr. Hardy mentioned that there  
14 is a street light in the park by the Municipal Office that costs the town over \$20,000.00 a year. On  
15 Line 104 to correct spelling of Mr. Screven's to Mr. Scriven's.

16  
17 **MOTION: Mr. Varney made the motion to accept the Draft Meeting Minutes of January 2,**  
18 **2018. Mr. Scriven's seconded. All in favor, none opposed.**

19  
20 New Business:

21 Joseph Wichert was here to speak on behalf of Kelly Landry the property owner and Don Fannie  
22 who is working as the realtor. He began his presentation with showing a map and information on  
23 the Conceptual and mentioned the last time they were in front of the Board they subdivided what  
24 they called Phase II for the property on the west side of Knowlton Road. When they received the  
25 review comments back from N.H. Central Regional Planning Commission, Matt Monahan talked  
26 about requiring a number of studies in accordance with the subdivision regulations. They have  
27 gone through those studies and have also talked to Ms. Easler and Mr. Hardy. They have  
28 approached Bruce Mayberry to look at the property and let them know the scope of what he would  
29 do for these studies. Mr. Mayberry has responded back with a letter and his opinion that based on  
30 the number of units they shouldn't need these studies. At this point Mr. Wichert asked the Board  
31 if they are comfortable with the letter from Mr. Mayberry and if everyone is in agreement that they  
32 shouldn't have to do the studies. He also would need to know if a traffic study will be required.

33  
34 Mr. Wichert is looking for feedback from the Board before submission as to what is needed for  
35 the Fiscal Impact Analysis with Mr. Mayberry's report because we only reach the threshold if we  
36 have 29 to 30 units.

- 37  
38
  - The Community Services Impact assessment if it contains 100 lots, 100 units or 100 acres  
39 and that they have not gone over.  
40  
41
  - The School Impact Analysis depending on the number of children they use in the  
42 classroom.

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- If a Traffic Study is needed.
- Parks & Recreation Fee for a donation of 5.6 acres if the Town accepts the land for a park.

Chair Crawford stated these new lots that are being created are not on just one but two separate roads of Corn Hill Road and Water Street. Based on this information he doesn't think this is an issue or that a traffic study is needed. It was agreed by all the Board that a traffic study would not be required.

Chair Crawford stated that in regards to the park, every time someone donates land to the town that there is a cost that goes with it. It was suggested that there could be a cash donation for the land and the Board agreed.

Mr. Hardy stated the Park donation would be up to them to make a proposal and that it can be negotiated.

Mr. Wichert stated they will start soon with the Corn Hill lots first because they are the simplest ones and don't need DOT for an approval on the driveways. Then they will work with DOT on the interim for the Water Street lots and to make sure the location for the curb cut will work for them. They have also decided to go with well water and septic systems.

Mrs. Randall brought up the fact that with all the new housing construction that this will impact the schools. The discussion went on about how if only residential construction is being built and how it will affect us and that we will need more commercial businesses. Mr. Hardy stated that Concord is considering changing their zoning and it may have a positive impact on Boscawen. Chair Crawford added that there has been around five new subdivisions that have been built and if they were all built at the same time we would have been able to have a conversation on the impact of our schools. However, the way these subdivisions have been built with time space between each it doesn't allow it.

Public Hearing Opened for Master Plan at 7:30pm

Transportation:

Mrs. Easler presented six maps and they were shown to the Board. It was decided for everyone to read the Master Plan Transportation Chapter for the next meeting scheduled on March 6<sup>th</sup>, 2018 at 7:30pm.

**MOTION: Mr. Varney made the motion to continue the Transportation Master Plan on March 6<sup>th</sup> 2018 at 7:30pm. Mrs. Witham seconded. All in favor, none opposed.**

Public Hearing Closed for Master Plan at 7:36pm.

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Public Hearing Opened for Impact Fees at 8:47pm.

Impact Fees:

Mrs. Easler asked if they were going to do an accessory dwelling unit for elderly wavier (ADU). Elderly applicants can come to the Board and ask for a waiver. It was decided for everyone to read it for the next meeting scheduled on March 6th, 2018 at 7:30pm.

**MOTION: Mr. Reardon made the motion to accept the Impact Fee Report on the Master Plan at 8:50pm effective February 7, 2018. Mrs. Randall seconded. All in favor, none opposed.**

Public Hearing Closed for Master Plan on Impact Fees at 7:55pm.

Village District Update:

No one from the public came to the Village District Public Hearing that was held on February 2, 2018.

Chair Crawford introduced Brian Fleury and asked him if he would like to be Alternate on the Planning Board. Mr. Fleury agreed. Mr. Reardon nominated him and Mr. Scriven's seconded. Mr. Fleury will need to submit his application to the Selectmen for review.

Chair Crawford stated he wrote a letter in September to the City of Concord about Whitney Road. Since then they have done some re-zoning starting at Whitney Road and put in a grocery store, several retail stores and a liquor store on exit 17. This will also have rail access. This should increase jobs for the area. Mr. Crawford read the letter to the board.

Amendment to Site Plan & Subdivision Regulations:

Discussion ensued on new signature block for possible amendment to the Sub Division and Site Plan Regulations. It was decided to add the section recommended and a Public Hearing will be held on March 6, 2018 for both the Site Plan and Sub Division.

Mrs. Easler mentioned that Chair Crawford and Matt Lampron will be finishing their terms at the end of April. Mr. Reardon made a recommendation to reappoint Bruce Crawford as a member to be submitted to the Board of Selectmen.

Next meeting is the Town Meeting March 13<sup>th</sup>, 2018. Chair Crawford also stated they need volunteers that day at the Town Hall from 7:00am to 7:00pm if anyone is interested.

Mr. Hardy stated this needs to go to the site plan and subdivision and set up for a hearing. Mrs. Easler stated we can set tis up for next month at the Planning Board Meeting.

**The meeting adjourned at 8:55pm.**

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125     *Minutes respectfully submitted by Linda Chandonnet.*

DRAFT