

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Final Minutes – Public Hearing Village District (*continued*)
Thursday, January 25, 2018 at 7:00pm

Members Present: Bruce Crawford – Chair and Barbara Randall, James Scrivens, Mark Varney – Ex-Officio

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

Chair Crawford called the meeting to order at 7:04 pm.

Chair Crawford stated this is a continuation of the hearing for the Village District and Amendment to the Zoning Ordinance.

Chair Crawford opened the public hearing at 7:10pm.

Mr. Hardy asked if any of the board members had any concerns or anything they would like to see before moving forward or not.

A copy of the final Village District map, Article II, IV and IV Ordinance was passed around for everyone to look at. Many of the changes that were discussed in the last listening session on January 9, 2018 were added.

- Change name to Village District;
- In the Village District Ordinance on page 1, under H. it will now read: Preserving and encouraging the adaptive reuse of historic buildings is a priority;
- On page 3 under setbacks, ii, it was changed from 1 foot to 10 feet;
- Instead of six zoning districts it now has seven;
- Various Allowed Uses were changed to Special Exceptions;
- The 3-12 family dwelling units were changed from Allowed to Conditional Use Permit;
- The 13-16 family dwelling units were changed from Allowed to Conditional Use Permit;
- Add Map 81D Lot 10 parcel by Route 3 & 4 split. It is zoned as Commercial-Industrial and has an Agricultural Preservation Easement on it;
- Exclude all Industrial zoned property, in the Village District.

Mr. Cherian asked about the lighting. On page 5 is the intent to have different lighting rules than the lighting ordinance that applies throughout the rest of the town? What occurs in the historic type of light fixtures is not the same as the detail lighting ordinance and which one applies. Mr. Hardy answered him, that the down cast lighting which is no more than 16 feet in height, those still comply. If you were to take the lighting ordinance, then this would give you almost the same light.

The board decided to put balloons on the map to show various streets and commercial properties.

The Board requested to have two separate distinct district maps, one of the 10 year plan and the final version of the Village District map.

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We may have to go back into the lighting ordinance and have a new technology change. It was decided by all members to do an ordinance for a single item on the ballot. There will be two more Planning Board meetings until the town meeting and the Master Plan update is scheduled for March 6th at 6:30pm.

MOTION: Mr. Varney made the motion to close the public hearing. Mrs. Randall seconded. All in favor, none opposed.

Public Hearing closed at 7:36pm.

MOTION: Mr. Varney made the motion to accept this and move it to Town Meeting. Mrs. Randall seconded. All in favor, none opposed.

MOTION: Mrs. Randall made the motion to adjourn the meeting at 7:38pm. Mr. Varney seconded. All in favor, none opposed.

The meeting adjourned at 7:38pm.

Minutes respectfully submitted by Linda Chandonnet