

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Final Meeting Minutes – 1<sup>st</sup> Public Hearing Village District  
Tuesday, January 9, 2018 at 7:00pm

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

Alternate Members Present: Jeff Reardon

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

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 Public Hearing to order at 7:20 pm.

Chair Crawford asked if there were any property owners who would like to speak.

Ms. Carey stated she would like to expand the Plains Village District proposal and continue it down Route 4 to the Boscawen and Concord Line. On Route 3 where it's state property and the part where Boscawen was trying to get and try to include it in the Plains Village District. She also would like to applaud the value the Town is putting in the Historic credibility of the area of Main Street and King Street. This is what makes our Town unique and if we want it to look like every other town or Loudon Road in Concord it is very important that we maintain the adapt of reuse of historic buildings as they currently exists and so we can continue to be a unique community. Ms. Carey also mentioned that as a current business owner, the loan requires it to be industrial and if they were to change it she would lose that and financially jeopardize her business. She added that this could all be developed on the entire riverfront through Boscawen and we could have some really nice properties there and that would also help broaden our tax base.

Mr. Reed asked about the parking that is on page one, under Guiding Principles F. Parking other than on street parking shall be located away from Route 3 and Route 4. He is interpreting that on street parking on Route 3 or Route 4 would be okay. Chair Crawford stated there is nothing we can do about it, it is our problem, because it is the state who controls that. They have discussed the issue of the funeral home having parking on both sides of the street and found out we can't do anything about it. The other point is that this does encourage parking to the rear of a development, if there is, as opposed to the front. Mr. Reed asked what the process is if a business comes in and is planning to use parking on Route 3 or Route 4. Chair Crawford replied that they can't because the Planning Board will require that they have ample parking for what they are doing. He also stated that this is what people see when they come to Boscawen so we need to be sensitive that this is the feel of our community.

Ms. Christy Mank asked about on Article 3, The Zoning Districts on Paragraph 3.02. It states nonconformance with use or dimensional regulations, any property that does not conform to the use or dimensional regulations of this ordinance at the effective date shall be allowed to continue but must apply with provisions with Article 9. She is asking where is Article 9? She stated that her property is less than 40,000 square feet. Mr. Hardy replied by saying what this is referring to is that Article 9 of the zoning ordinance itself is the nonconforming statute and that it's not changing. That is one of our most protected rights to keep our property in use the way it is.

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Mr. Varney stated in regards to Christy's clarification we should add in there that Article 9 is from current zoning so that it refers to the right point.

Mr. Monahan began by giving a quick list of the items to update.

1. Questions about the uses and making some of those that are listed as Allowed to Special Exception on the impact of what they would do to the area.
2. The 1 foot set back on the sides and rear, potentially replacing that with 15 feet between buildings which is already on the books.
3. Lot coverage for smaller lots 75% and 50% for larger lots and keeping in mind that the current threshold anywhere in town is 40% as the highest coverage. That means the 50% would be an adjustment.
4. On the map, there is a question on a parcel off of Queen Street right next to Ms. Clow, if it should be included or not.
5. They didn't see a height limitation, so can they make sure it doesn't exceed 50 feet which is the limitation in town elsewhere.
6. Landscaping: On page 5 in Section 7B of the ordinance change it from shall to shall be incorporated when feasible.
7. On 1H under Purpose and Intent, to add preserving and encouraging adaptive reuse of historic buildings as a priority etc.
8. Possible renaming of the district.
9. Making sure there is appropriate protection for the Cemetery.
10. The industrial questions and cutting off at B.E.S.T. Avenue.
11. Extending the district down to the Concord border on Routes 3 and 4.

Mr. Hardy added that if we are considering changing the borders we should re-letter that section. So this way everyone knows that we are going to a second hearing on the 25<sup>th</sup>. To make sure we send a letter out to everyone if we make a change. Mr. Monahan brought up that the industrial parcel which Lorrie had mentioned about the existing owner and that it could impact her mortgage and finances situation. Chair Crawford stated that anything that is presently zoned industrial stays that way.

It was decided that we would make the final changes on January 25<sup>th</sup> and today we would make recommendations for the motions. Mr. Monahan started his list from the top.

1. Changes to the Table of Uses on the following:

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- Child Day Care, Home Based to be changed to Special Exception.
- Golf Course Related, Golf Course Restaurant to be changed to Special Exception.
- Restaurant, Fast Food to be changed to Special Exception.
- Drive-In Establishments/Windows to be changed to Special Exception.
- Three to twelve Family Dwelling Units change to CUP.
- Thirteen to sixteen Family Dwelling Units change to CUP.

2. Change Dimensional requirements:

- To change the set-back table to 15 feet between buildings.
- Page 11 under Article 5 the dimensional table it has to be changed to PVD.
- Page 4 PVD Ordinance, add item E of Set-backs and refer to the existing Ordinance Article #6.02B.

3. Coverage:

- On two acres or more at 50%. If it's under 2 acres to deduct the landscape features that is required and then everything else for whatever is left over and as long as they can get it approved by DES for the storm water retention and so forth then it can be impervious.

4. Landscaping:

- On page 5, 7B a (10) foot native planting, shall be incorporated along front property lines when feasible.

5. Purpose and Intent:

- On page 1 under 1H, to change to preserving and encouraging the adaptive reuse of historic buildings.
- Add on Map 81D Lot 10 which is not a useable property lot by Route 3. It is zoned as Commercial-Industrial and has an Agricultural Preservation Easement on it.
- Exclude all Industrial property.

6. Name Change.

- Change name to Village District.

**MOTION: Mr. Varney made the motion to close the public hearing at 8:52pm. Mrs. Randall seconded. All in favor, none opposed.**

There is a correction that is needed on Article 2 on Zone it states 6 Districts and it should have 7.

**MOTION: Mr. Varney made the motion to continue the public hearing on January 25, 2018. Mrs. Randall seconded. All in favor, none opposed.**

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The next Planning Board public hearing will be January 25, 2018.

**MOTION: Mr. Varney made the motion to adjourn the public hearing at 8:55pm. Mrs. Randall seconded. All in favor, none opposed.**

The meeting adjourned at 8:55pm.

*Minutes respectfully submitted by Linda Chandonnet*