

**Town of Boscawen
PLANNING BOARD
Boscawen Municipal Complex
FINAL MEETING MINUTES
Tuesday, April 5, 2022**

Present: Mark Varney—Chair; Loren Martin—Vice Chair; Barbara Randall; Gary Tillman; Roberta Witham; Paul Dickey—Ex Officio

Excused: Lorrie Carey—Alternate Ex Officio; Rhoda Hardy-Alternate

Staff Present: Kellee Jo Easler—Planning & Community Development Director; Kearsten O'Brien—Deputy Planning & Community Development Director; Kara Gallagher—Planning & Community Development Clerk

Guests: Tim Bernier—T.F. Bernier, Inc.; Neil Arruda—GMI; Gary Kenney and brother—Kenney's Garage

Working Session:

Master Plan: The meeting was started at 6:00 p.m. by Planning and Community Development Director Easler. This portion of the meeting was dedicated to working on the Master Plan. PCD Director Easler stated that the Master Plan hasn't been updated in over 20 years and all of the photos are outdated. Most of the items in the Table of Contents need to be updated as well. She stated many portions have been updated throughout the years, but she would like to go through the entire Master Plan. A discussion ensued about how the Board should go about this. Chair Varney suggested that each Commission take a look at the section that pertains to them and bring their recommendations back to the Board. Deputy Planning and Community Development Director O'Brien will put this on the agendas for each Commission and send the word documents to each Chair. It was also recommended to send this out to the department heads.

The Board would like CNHRPC to work on the Land Use section for 2023. PCD Director Easler asked the members to take updated photos. Chair Varney offered to use his drone to capture photos as well.

It was recommended by the Board to put out an updated survey digitally rather than in the mail and potentially leave paper copies in the Town Clerk's Office for residents to fill out.

Chair Varney opened the public meeting at 6:30 P.M.

Planning and Community Development Clerk Kara Gallagher completed roll call.

Minutes:

Mr. Gary Tillman motioned to accept the draft minutes as amended. Seconded by Ex Officio Paul Dickey. All in favor. None opposed.

Election of Chair and Vice Chair:

Mrs. Barbara Randall motioned to appoint Mr. Mark Varney as Chair and Mrs. Loren Martin as Vice Chair of the Planning Board. Seconded by Mr. Gary Tillman. All in favor. None opposed.

New Business:

Public Hearing for 49/6 Amendment to Site Plan Continued: Deputy PCD Director O'Brien read the following Public Notice for the continued application: Notice is hereby given in accordance with NH RSA 676:4, I, D (1) and the **Town of Boscawen Land Development Regulations** that the **Planning Board** will meet on **Tuesday, March 1, 2022 after 6:30 PM**, at 116 North Main Street, Boscawen NH during a *regular meeting* of the Board to hear an Application submitted by **Boscawen DW Highway Realty LLC, 288 Laconia Rd Belmont, NH 03220** with a location of **Map 49 Lot 6 Sublot 2** for a **Conditional Use Permit and Amendment to the Excavation Site Plan**. Upon a finding by the Board that the application meets the submission requirements, the Board will vote to accept the application as complete and a public hearing on the merits of the proposal may follow. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Chair Varney asked if the application was now complete. PCD Director Easler said yes.

Ex Officio Paul Dickey motioned to accept the application as complete. Seconded by Mrs. Barbara Randall. All in favor. None opposed.

Chair Varney asked if there would be any regional impact.

Mrs. Barbara Randall motioned that there will be no regional impact. Seconded by Ex Officio Paul Dickey. All in favor. None opposed.

Chair Varney introduced Tim Bernier. Mr. Bernier explained to the Board the changes that had been made to the Site Plan Amendment. Chair Varney asked if the AOT had been updated. PCD Director Easler said yes, there was a letter sent from DES on April 5th. Mr. Bernier walked through the Conditional Use Permit. Mr. Bernier then spoke about the letters he received from Underwood Engineers and CNHRPC and read through all of the responses to their comments. There were no questions from the Board. PCD Director Easler asked if the permit will change at all. Mr. Bernier said the bond amount will increase and AOT will review the plans in 5 years. Deputy PCD Director O'Brien will update the Notice of Decision.

Chair Varney opened the Public Hearing at 6:59 p.m.

No comments from abutters or public.

Chair Varney closed the Public Hearing at 7:00 p.m.

Ex Officio Paul Dickey motioned to approve the application with the following conditions:

1. Annual Review by Town Engineer;
2. Bond of \$75,000;
3. No crushing or blasting;
4. Receipt of all local and State of NH permits;
5. Current Use Map

Seconded by Mr. Gary Tillman. All in favor. None opposed.

Land Development Regulation Amendments: PCD Clerk Gallagher read the following Public Notice: Notice is hereby given in accordance with RSA 675:7 that: The Boscawen Planning Board will meet on **Tuesday, April 5th, 2022** after 6:30 PM, to hold a public hearing for housekeeping to the **Boscawen Land Development Regulations** to the sections listed below:

- Sections 2.2, 2.7, 3.12, 4.1, 8.6, 8.17, 10.2 & 10.6

Copies of the proposed amendments are available at the Planning & Community Development section, on the town website at www.townofboscawen.org or you can request a hard copy by email from keasler@townofboscawen.org or kobrien@townofboscawen.org call 603.753.9188 x2309 or x2325.

No comments from staff.

Mrs. Randall mentioned that she had the following edits to the LDR amendments:

- Page 47 Line 5 (Section 8.17-1)-Under *Water Supplies*, change “even” to “event”.
- Page 52-omit “the” in front of all titles after “the Planning and Community Development Director”.

Chair Varney opened the public hearing at 7:06 p.m.

No comment from public.

Chair Varney closed the public hearing at 7:07 p.m.

Mrs. Loren Martin motioned to accept the changes to the Land Development Regulations. Seconded by Mrs. Barbara Randall. All in favor. None opposed.

Old Business:

Kenney's Garage Update: A letter had been sent to the Planning Board. PCD Director Easler read the letter aloud for the Board. A discussion ensued about the context of the letter. Deputy PCD Director O'Brien had taken pictures of the garage. PCD Director Easler informed the Board that there is a court date set for April 14th, 2022 about this matter. Chair Varney asked Mr. Kenney if he had any comments. Mr. Kenney stated he needs more time to come into compliance. A discussion then took place about how much more time is needed.

Chair Mark Varney motioned to provide an extension for Kenney's Garage to come into full compliance until May 31st with the understanding at the June 7th meeting that the Planning Board will make a ruling at that time to recommend to the Select Board to revoke the Site Plan if Kenney's Garage has not come into full compliance. Seconded by Ex Officio Paul Dickey. All in favor. None opposed.

145 King Street Update: PCD Director Easler explained to the Board that she and Deputy PCD Director O'Brien had met with George Vinciquerra. She told the Board that she explained to Mr. Vinciquerra that he needs to get his vehicles registered. He has since gotten the vehicles registered. Deputy PCD Director O'Brien shared pictures of the property with the Board of the improvements that have been made.

Mrs. Barbara Randall motioned to appoint Rhoda Hardy as a full member. Seconded by Ex Officio Paul Dickey. All in favor. None opposed.

Chair Mark Varney motioned to decline the submitted Planning Board application. Seconded by Ex Officio Paul Dickey. All in favor. None opposed.

The next meeting will be held May 3rd @ 6:30 P.M.

Mr. Gary Tillman motioned to adjourn. Seconded by Ex Officio Paul Dickey. All in favor. None opposed.

Respectfully submitted by Kara Gallagher.