

**Town of Boscawen
Planning Board – 2022 Technical Review Committee
Boscawen Municipal Complex
Final Meeting Minutes
Wednesday June 15, 2022**

Members Present: Kearsten O’Brien—Deputy Planning and Community Development Director; Alan Hardy—Code Enforcement Officer; Joel Lorden—Public Works Foreman; Tim Kenney—Fire Chief; Kevin Wyman—Police Chief; Mark Varney—Planning Board Chair

Staff present: Kara Gallagher—Planning and Community Development Clerk; Katherine Phelps—Town Administrator

Excused: Kellee Jo Easler—Planning and Community Development Director; Dean Hollins—Public Works Director; Charles Bodien, Jr.—Building Inspector

Others present: Christin Sandhammer—Applicant

Deputy PCD Director O’Brien called the meeting to order at 9:20 a.m.

PCD Clerk Gallagher completed roll call.

Minutes:

Fire Chief Kenney motioned to accept the draft minutes as presented from May 17, 2022. Seconded by Code Enforcement Officer Hardy. All in favor. None opposed.

New Business:

PCD Clerk Gallagher read the public notice as follows: Notice is hereby given in accordance with **NH RSA 676:4, I, D1 & 674:43 (III)** and the **Town of Boscawen Land Development Regulations** that the **Technical Review Committee** will meet on **Wednesday, June 15th, 2022 at 9:00 am** at the Boscawen Municipal Complex, 116 North Main St, during a **regular meeting** of the committee to hear an Application for **Minor Site Plan Review for Home Business Major**, submitted by **Live Free Florals, Joel Demers and Christin Sandhammer, 148 King Street, Boscawen, NH 03303**, with a location of **Map 81A Lot 26**, located in an **Village District zone**. Upon a finding by the Committee that the application meets the submission requirements of the Zoning Ordinance and the Land Development Regulations, the Committee 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 Technical Review Committee agenda until such time as it is either approved or disapproved.

Deputy PCD Director O’Brien asked if the application has been completed. PCD Clerk Gallagher said it had.

Code Enforcement Officer Hardy motioned to accept the application as complete. Seconded by Planning Board Chair Varney. All in favor. None opposed.

Deputy PCD Director introduced Ms. Sandhammer and asked Ms. Sandhammer to explain her business. She explained that she has been doing floral design as a hobby for the last few years, and while doing more research she learned a lot about how flowers are imported into the United States. After that she decided she needed to learn how to grow flowers and be more sustainable. They have started with a little less than a quarter of an acre for growing flowers and foliage. Ms. Sandhammer has been using the perennials that were planted by the previous business owners to get her started. She told the committee her ultimate plan is to grow flowers to sell wholesale to local florists and wedding designers. Ms. Sandhammer has received positive feedback from a local florist. She stated that she does a small amount of weddings every year where she makes custom bouquets for pickup. She also said she would be interested in partnering with local businesses to sell her flowers out of their store fronts for the public to purchase. Ms. Sandhammer stated that she is most excited about doing a flower bar, which is what would draw the largest amount of customers to her property. This would be located on her back porch and customers would be able to create their own bouquets. These would be sold per stem. Ms. Sandhammer plans to expand by planting more every year and eventually bring her product to farmers markets.

Deputy PCD Director O'Brien asked if there were any questions from the Committee members. Fire Chief Kenney asked if anyone would be entering the home. Ms. Sandhammer said she has a bathroom for public use that was used in the previous business. No workshops or events will be hosted inside the home. Planning Board Chair Varney asked if the apartment that was used in the previous business is still being occupied. Ms. Sandhammer said she and her family live in the whole house, nothing is sectioned off as a separate living space. Fire Chief Kenney asked if there would be storage of large amounts of fertilizer on the property. Ms. Sandhammer said she grows using organic practices, she only uses no-chemical fertilizer and does not use pesticides.

Deputy PCD Director O'Brien opened the Public hearing at 9:28 a.m.

No comment from abutters or public.

Deputy PCD Director O'Brien closed the Public Hearing at 9:28 a.m.

Planning Board Chair Varney motioned to approve the Minor Site Plan Review for Home Business Major. Seconded by Code Enforcement Officer Hardy. All in favor. None opposed.

Deputy PCD Director mentioned there was a pre-application consult with Joseph Pustizzi on the agenda. He was not present because the scheduled site visit for his project was rescheduled for June 17, 2022.

Other Business:

Code Enforcement Officer Hardy would like to make a recommendation to the full Planning Board to add Katherine Phelps as an alternate member for the Technical Review Committee. Planning Board Chair Varney would like this topic added to next month's agenda.

Motion to adjourn made by Planning Board Chair Varney. Seconded by Deputy PCD Director O'Brien. All in favor. None opposed.

Respectfully submitted by Kara Gallagher.