

**Town of Boscawen
Planning Board – 2022 Technical Review Committee
Boscawen Municipal Complex
Final Meeting Minutes
Wednesday August 10, 2022 at 9:00 am**

Members Present: Kellee Jo Easler—Planning and Community Development Director; Alan Hardy—Code Enforcement Officer; Tim Kenney—Fire Chief; Kevin Wyman—Police Chief; Katherine Phelps—Town Administrator

Staff Present: Kara Gallagher—Planning and Community Development Clerk

Excused: Dean Hollins—Public Works Director; Charles Bodien, Jr.—Building Inspector and Mark Varney—Planning Board Chair

Others Present: Joseph Pustizzi Jr—Applicant; Gary Roy—Abutter; Sheila & Martin Boutwell—Abutters

PCD Director Easler called the meeting to order at 9:00 a.m.

PCD Clerk Gallagher completed roll call.

Minutes:

Code Enforcement Officer Hardy motioned to accept the draft minutes as presented from June 27, 2022. Seconded by Town Administrator Phelps. All in favor. None opposed.

New Business:

Minor Site Plan Review for Agritourism RSA 21:34-a: 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, August 10th, 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 Agritourism RSA 21:34-a**, submitted by **Joe Pustizzi Jr, 148 Corn Hill Road, Boscawen, NH 03303**, with a location of **Map 45 Lot 47**, located in an **AR 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.

Chair Easler asked if the application was completed. PCD Clerk Gallagher said yes.

Code Enforcement Officer Hardy motioned to accept the application for the Minor Site Plan Review as complete. Seconded by Town Administrator Phelps. All in favor. None opposed.

Chair Easler asked if the application was of Regional Impact.

Code Enforcement Officer Hardy motioned that the application for the Minor Site Plan Review was not of Regional Impact. Seconded by Police Chief Wyman. All in favor. None opposed.

Chair Easler opened the Public Hearing at 9:07 a.m.

Chair Easler invited Mr. Joseph Pustizzi to present his application to the Committee. Mr. Pustizzi read his proposal to build up to 5 rustic tent cabins located within Pustizzi Fruit Farm, which is currently owned and operated by Mr. Pustizzi, on his approximately 250 acre property. Within the property is a woodlot and a small scale fruit and vegetable farm. His proposal was to offer an escape to those wishing to receive an educational experience for what it takes to live and work on a farm or woodlot. The tent cabins will provide a rustic overnight stay while offering a peaceful and tranquil experience during their time spent on the farm. Hands on operation of farming experience include caring for livestock, planting, cultivating, pruning and harvesting fruits and vegetables, as well as understanding the importance of well-built irrigation systems and pest management. He will also offer of a full educational experience for maple production including tapping trees, running lines, sap collection, the sugar house process and packaging, as well as a custom sawmilling educational experience which included timber harvesting education and woodlot management, sawmilling demonstrations and safety training. Lastly he will offer tours of designated pollinator fields to understand the importance of them as well as the negative impact lack of these fields could have on future farming. Mr. Pustizzi explained to the Committee that this will be an Agricultural Bootcamp with workshops. He would like to share his knowledge with those wishing to learn, share where he has made mistakes and where he was able to excel.

Chair Easler asked what Mr. Pustizzi is proposing for a septic system or bathroom. Mr. Pustizzi said he has gotten an approved septic design through DES. Chair Easler asked if there will be a separate septic system at each campsite. Mr. Pustizzi said he believes that each tent cabin will have its own facilities, but he'd like to launch the first campsite and see how that does before building any others.

Town Administrator Phelps asked how close the abutter's property lines are to the camp sites. Mr. Pustizzi showed campsite number 5 on his map and explained that site was several hundred feet away and would be the closest to the nearest abutter's property line. This specific site would be the last to be constructed. Mr. Pustizzi said he had no objection to moving the site further away from the abutter's property line if need be. Discussion ensued about setbacks in an AR zone and what would be considered the "front" of Mr. Pustizzi's map. Code Enforcement Officer Hardy said historically road frontage would be designated by which side of the house faces the road. In this case the house depicted on Mr. Pustizzi's map faces south. All were in agreement to designate the bottom of the map as the "front". All were also in agreement to impose the AR setbacks from the property lines.

Code Enforcement Officer Hardy asked if the range road is wholly in Mr. Pustizzi's property. Mr. Pustizzi said yes.

Chair Easler asked where parking would be. Mr. Pustizzi said by his house for customers that would like a "hike-in" option, or parking near the campsites.

There was a "lean-to" depicted on Mr. Pustizzi's map. Chair Easler asked what this would be used for. Mr. Pustizzi said it would be a potential future structure for equipment storage.

Mr. Pustizzi stated that the logging road depicted on his map would be the access road for emergency service vehicles.

Chair Easler asked if any changes would be made to the road. Mr. Pustizzi said no, everything would be contained within his property.

Fire Chief Kenney said he only had one comment, which was about a fire pit at each campsite. He said that would be allowed. Currently the process to get state permits would be each time a new customer came to use the site, the Fire Department would have to go out and write out a new permit. Fire Chief Kenney said he will meet with a Ranger to see if he could somehow get a campground approved permit so that only one permit would have to be obtained per season.

Town Administrator Phelps asked if there will be quiet hours imposed. Mr. Pustizzi said most likely.

Chair Easler asked if there were any abutters present that would like to speak.

Mr. Gary Roy, an abutter to Mr. Pustizzi, expressed that he had a few concerns. He asked how many tent cabins would be approved for the site. Code Enforcement Officer Hardy said that will be determined by the motion made at the end of the hearing. Mr. Roy then wanted to let the Committee know that the rock wall shown on Mr. Pustizzi's map that borders the range road belongs to Mr. Roy and is within his property line. He mentioned that should this range road be used for Mr. Pustizzi's customers that his rock wall could receive damage. His rock wall has been damaged in the past which is why he has concerns. Mr. Roy stated that the range road is not suitable for passenger vehicles. He asked if Mr. Pustizzi decided to change anything that was proposed would he have to go back in front of the Committee. Chair Easler said yes, another public hearing would be held for any changes to the Site Plan. Mr. Roy thanked the Committee for listening to his concerns.

Mr. Martin Boutwell, an abutter to Mr. Pustizzi, had several questions. He asked if customers were going to hike to the campsites or drive. Chair Easler said her understanding was that decision was up to the customer. Code Enforcement Officer Hardy said it was a good idea to have multiple parking areas as was shown on Mr. Pustizzi's map because there could be a situation where a customer could be handicapped and might not be able to hike to the site. Mr. Boutwell then asked how big the tent cabins will be. Chair Easler said the tent cabins were proposed to be 14' x 18' as was depicted in the plan. Mr. Boutwell's next question was about signs. He asked if there could be a sign showing where Mr. Pustizzi's business is located because there are multiple cars every day pulling onto Mr. Boutwell's property looking for the fruit and vegetable stand. Code Enforcement Officer Hardy asked if posting a sign in front of Mr. Pustizzi's property would help with the traffic going onto Mr. Boutwell's property. Mr. Boutwell said that he would like a sign at the beginning of the road. Code Enforcement Officer Hardy said there already is a sign at the beginning of the road and signs cannot be placed along the side of

the road directing traffic to the property. Code Enforcement Officer Hardy asked if the sign at the beginning of the road has a distance. Mr. Pustizzi said yes, 1.3 miles. Code Enforcement Officer Hardy said there could be another discussion about the sign. Mr. Boutwell thanked the Committee for their time.

Chair Easler closed the public hearing at 9:50 a.m.

The Committee discussed the abutters' concerns.

Chair Easler discussed the following waivers presented in the application: 11, 25, 29, 30, 33, 34, and 38.

Code Enforcement Officer Hardy motioned to accept the waivers as presented. Seconded by Police Chief Wyman. All in favor. None opposed.

Code Enforcement Officer Hardy motioned to accept the Minor Site Plan Review with the following conditions:

- 1. AR Setbacks Apply**
- 2. Front of Property is Depicted on the Map to the South**
- 3. Not to Exceed Five Campsites**
- 4. Two Parking Spots per Campsite.**

Seconded by Town Administrator Phelps. All in favor. None opposed.

Other Business:

45 Corn Hill Road 45/80-4 Lot Major Subdivision Discussion: Chair Easler updated the Committee on the progress of the 4 lot major subdivision application from Mr. Joe Witchert on behalf of The J.A.N. Realty Group, LLC. Mr. Witchert provided Chair Easler with a draft plan for the subdivision and plans to submit to the Planning Board for the following month's meeting. Discussion ensued.

145 King Street 81B/35 Discussion: Chair Easler and PCD Clerk Gallagher met with Tucker McCarthy who had interest in buying 145 King Street. Mr. McCarthy provided a conceptual plan for the Committee to provide a starting basis of what he would like to propose should the sale go through. Mr. McCarthy would like to build townhouses on this property and would like the Committee's input. Mr. McCarthy has not seen the property in person yet, so it was suggested to him by Chair Easler that he do so. This would give him a better understanding of what could fit on the land. The Committee discussed what would fit within the Village District Ordinance and what the impact would be on the Fire, Police and Public Works Departments as well as the Penacook Boscawen Water Precinct. Code Enforcement Officer Hardy suggested having Mr. McCarthy come to the next meeting so the subject can be discussed further. PCD Clerk Gallagher will schedule a pre-application consultation with the TRC. Chair Easler asked that Commissioner Bill Murphy from the PBWP be invited to attend the meeting as well so that he may address any concerns that the Precinct might have regarding this project.

Eagle Perch Drive 183D/16/1-16 Lot Major Subdivision Discussion: Chair Easler told the Committee that Mr. Tom Berkeley has received the approval to construct his road, Eagle Perch Drive. He is in the process of pulling septic plans with DES but is ready to begin the road. His plans have also been brought to the Merrimack County Registry of Deeds for recording. Chair Easler will continue to update the Committee as construction progresses.

Motion to adjourn made by Town Administrator Phelps. Seconded by Police Chief Wyman. All in favor. None opposed.

Respectfully submitted by Kara Gallagher.