

**Town of Boscawen  
Planning Board – 2022 Technical Review Committee  
Boscawen Municipal Complex  
FINAL Meeting Minutes  
Tuesday August 23, 2022 at 9:00 am**

**Members Present:** Kellee Jo Easler—Planning and Community Development Director; Barbara Randall—Planning Board Member; Charles Bodien, Jr.—Building Inspector; Alan Hardy—Code Enforcement Officer; Dean Hollins—Public Works Director; Tim Kenney—Fire Chief; Kevin Wyman—Police Chief; Katherine Phelps—Town Administrator

**Staff Present:** Kearsten O’Brien—Deputy Planning and Community Development Director; Kara Gallagher—Planning and Community Development Clerk

**Excused:** Mark Varney—Planning Board Chair

**Others Present:** Bill Murphy—Penacook Boscawen Water Precinct; Tucker McCarthy—McCarthy Properties; Spencer Tate—Meridian Land Services, Inc.; Eric Munroe—Building & Loan Development, LLC.

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

PCD Clerk Gallagher completed roll call.

**Minutes:**

- Chair Easler requested one change to line 176, change “with” to “within”.
- Chair Easler requested one change to line 186-187, remove the sentence starting with “Once he has septic design...” and replace with “He is in the process of pulling septic plans with DES but is ready to begin the road.”
- Town Administrator Phelps requested one change to line 185, change “receive” to “received”.

**Town Administrator Phelps motioned to approve the draft minutes as amended from August 10, 2022. Seconded by Code Enforcement Officer Hardy. All in favor. None opposed.**

**New Business:**

*Planned Unit Development Pre Application Consultation for 145 King Street-* Tucker McCarthy of McCarthy Properties was at the meeting because he and his business partner are in the process of buying 145 King Street. Chair Easler informed the Committee that the purpose of this meeting with Mr. McCarthy was to give him feedback and ideas for potential uses of this site. Mr. McCarthy has a Civil Engineering degree, owns a construction company, and now does real estate full time. He also has the programs necessary to create plan concepts. The plan that Mr. McCarthy provided for the meeting was conceptual and very fluid, but he wanted to have some

kind of proposed plan to show the Committee for the sake of their discussion. He said the site allows for up to 12 units, but that would be contingent on the septic area and lot size constraints. His intention for this project would be to build townhouse-style units, keep them for 5 years, and then condo them off. If he were to incorporate the existing house that would be likely be one unit. Mr. McCarthy would like to submit this project to NH Invest but isn't sure if they will be able to meet the deadline of September 2<sup>nd</sup>. He had a company doing test pits that day and his next step would be getting a boundary survey done. If all goes well and he is able to get a septic plan drawn up they potentially could apply for this grant program. He was also interested in this site for the 79E tax incentive program. Deputy PCD Director O'Brien told Mr. McCarthy that in order to qualify for 79E, the existing house would need to be retained and it would need to have historical value. This program is still being developed and she will get him more information as it becomes available. He asked if the Committee had any feedback or recommendations for what they would like to see done for this site. Code Enforcement Officer Hardy said he thinks that constructing 12 units would not work for the size of the lot with how many parking spaces would be required per unit, plus if they would like to add parking spaces for visitors. Mr. McCarthy said putting a garage underneath the units could be a potential idea. Mrs. Randall thought this would be a desirable location for housing with the new Exit 17 development, the King Street redevelopment and access to the Rail Trail right across the street. Fire Chief Kenney asked if these townhouses would be 3 stories with the garage underneath. Mr. McCarthy said most likely if that's the route they choose. Town Administrator Phelps recommended using the existing house as a community center for the residents. Mr. McCarthy thanked the Committee for their recommendations and time and he will get engineered plans together to submit before meeting again.

Subdivision Discussion for Map 94 Lot 23- Chair Easler introduced Spencer Tate and Eric Munroe and informed the Committee that they were at the meeting to speak about a proposed subdivision for the 130 acres that makes up Map 94 Lot 23. This lot is a gravel pit currently but has recently changed ownership. There has been no active mining happening at this time. Mr. Tate presented the Committee with two different sets of plans, one being a conventional subdivision and the other a cluster subdivision. Mr. Tate recognized that the idea was premature but came to the meeting to receive feedback from the Committee members on their proposal. He said the cluster subdivision would be the route they'd like to pursue. There were 35 lots proposed with the cluster subdivision plan with onsite septic systems and wells.

At this point Mr. Tate asked if any Committee members had any feedback. Fire Chief Kenney said because the lot is not in the water district there would need to be fire protection measures in place. Discussion ensued on what different approaches could be possible. PBWP Commissioner Murphy asked if each site would have an individual well. Mr. Tate said yes, individual wells and individual septic's. There were several questions about frontage, cluster mailboxes and driveway access, and input from the Committee members as to how to satisfy the town's requirements of these topics. Mr. Tate asked if there was a preference for a hammerhead road end or a cul-de-sac in a subdivision development. Public Works Director Hollins said a hammerhead is required by the Land Development Regulations. Mr. Tate asked at this point which plan the TRC would like to see move forward. Fire Chief Kenney said from the Fire Department's view, the cluster would be easier to identify driveways and homes. Discussion ensued about potential Planned Unit Development potential within the subdivision.

Chair Easler thanked Mr. Tate and Mr. Munroe for their time.

**Other Business:**

None.

**Motion to adjourn made by Mrs. Randall. Seconded by Police Chief Wyman. All in favor.  
None opposed.**

*Respectfully submitted by Kara Gallagher.*