

# Town of Boscawen

Planning Board  
Boscawen Municipal Complex

Meeting Minutes – Final  
Tuesday, August 2, 2016 at 6:30 PM

Members Present: Bruce Crawford – Chair, Roberta Witham – Vice-Chair, Matt Lampron  
Alternate Members Present: Rhoda Hardy  
Members Absent: Douglas Hartford, Jeff Reardon, James Scrivens  
Member Ex-Officio Absent: Bernard O. Davis, Jr.  
Alternate Member Ex-Officio Absent: Roger W. Sanborn

Others present: Alan Hardy – Planning and Community Development Director, Kellee Jo Easler,  
Planning and Community Development Assistant, Katie Phelps, Recording Secretary.

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Chairman Crawford called the meeting to order at 6:55pm and named Rhoda Hardy as a voting member.

## **Review and Acceptance of the Prior Meeting's Minutes:**

**Motion made by Vice-Chair Roberta Witham and seconded by Rhoda Hardy to approve the minutes with one change. All in favor.**

## **Old Business:**

## **Multiuse District:**

Alan presented a map showing the current uses on King Street. He suggested that “mixed use” is the way to go. The current uses do not have much consistency. Rhoda asked whether we can expect any negative feedback from residents on King Street regarding the proposed changes to multiuse. Alan states the purpose of Plan NH is to provide opportunities for input. It is merely a listening session. There will be a discussion with Molly from UNH and the NH Municipal Technical Assistance Grant Program (MTAG) on August 18th to talk about the process.

## **CNHRPC Updates:**

- **Commercial Street Tannery 08.04.16:**

There will a group from Central NH Regional Planning Commission and Credere Associates visiting the Commercial Street Tannery on August 4<sup>th</sup>. We will meet at the Town Office at 2pm.

## **Zoning Ordinance:**

- **Accessory Dwelling Units:**

Bruce Crawford presented a document he drafted to update the Zoning Ordinance in regards to Accessory Dwelling Units. It shows the present wording and proposed changes in order to update the ordinance to align with Senate Bill 146 which goes into effect June 1, 2017.

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Discussion ensued in regards to the document and proposed changes. Bruce requested that everyone get a copy of Senate Bill 146 and look over his document.

- **Revisions – Wetlands 100 ft. to 25 ft.**

Alan suggested removing the 100 ft. wetlands buffer from the Subdivision Regulations where it doesn't belong. Dimensional requirements belong in the Zoning Ordinance and apply to all of us. Bruce Crawford said the state regulation is 25 ft. Alan states there is a wetland scientist drafting a proposal.

**Motion to hold a hearing next month to remove the 100 ft. wetlands setback from Subdivision Regulations, Section VIII, Design Standards, Sub-section C – Lots, Number 7 made by Rhoda Hardy, seconded by Vice-Chair Roberta Witham. All in favor.**

**Master Plan Review 2002:**

- **Update and Revise Sections:**

Population and Demographics is all done. Economic Development will now be a separate section. The Housing chapter should be updated to the 2010 census information and sections that no longer apply should be removed.

- **Housing and Economic Development:**

Rhoda said the Housing chapter is out of date. Alan said if people are relying on the Master Plan to understand the direction we want to go we are in trouble. The last data we have to pull data from is the 2010 census. Our population should increase following the completion of the new housing developments in the works.

Bruce Crawford suggested asking Lorrie Carey to work with him on the Economic Development section. He will inquire with her to see if she is still interested in working on it.

**New Business:**

**Town Owned Properties – 26 Raymond Road and 307 High Street**

The board reviewed two property cards for parcels that the town currently owns. Alan asked the board whether the Selectmen should take any interest in these properties.

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**Motion made by Rhoda Hardy that the Planning Board sees no reason to retain either of these properties, seconded by Vice-Chair Roberta Witham. All in favor.**

## **Upcoming Hearings:**

- **Matt Adams – Azubah Update:**

Alan updated the board that he hasn't heard back from Daniel Geiger, Wetland Scientist for the Azubah lot. He asked what the board proposed in order to move forward with this.

**Motion to begin the process of Revocation of Site Plan made by Vice-Chair Roberta Witham, seconded by Rhoda Hardy. All in favor.**

The next meeting of the Commission will be held on Tuesday, September 6, 2016 at 6:30 pm.

**Motion to adjourn was made by Vice-Chair Roberta Witham, seconded by Matt Lampron. All in favor. Meeting was adjourned at 8:53 pm.**

*Minutes respectfully submitted by Katie Phelps*