

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Final Meeting Minutes 1st Listening Session Plains Village District
Tuesday, December 19, 2017 at 6:00pm

1 Members Present: Bruce Crawford - Chair, James Scrivens, Barbara Randall.

2 Alternate Members Present: Rhoda Hardy, Jeff Reardon

3 Others Present: Alan Hardy, Planning & Community Development Director, Kellee Jo Easler,
4 Planning & Community Development Assistant & Linda Chandonnet, Planning & Community
5 Development Clerk & Recording Secretary

6 Chair Crawford called the meeting to order at 6:08 pm.

7
8 **1st Listening Session-Plains Village District**
9

10 Mike Tardiff and Matt Monahan from Central NH Regional Planning Commission displayed 2
11 maps for everyone to see of the proposed Plains Village District in the town of Boscawen. They
12 had the zoned areas highlighted in different colors to help guide with the information that was
13 passed out.

14
15 In looking at the maps and showing a zone with a corridor that every single zone district converges
16 there, what you have is really a zone that has every use in town permitted on it but it doesn't really
17 have a sense of identity. Over a year ago the Planning Board sought to first engage with the public
18 and based on the public's feedback began to develop an ordinance to unify the zone and protect
19 the character of the town as the public defined it.

20
21 There have been a series of listening sessions and the Planning Board has reached out to ask what
22 the town's people thought. An open house session was held at the Winthrop Carter House on
23 November 14, 2016. At that session, we had different topics of discussion such as Transportation,
24 Economic Development, Land Use and Housing. A summary of the open house has been created
25 to capture the information from that listening session. We have put together an ordinance that
26 captured many thoughts from that session. It's balancing five different zoning ordinances on one
27 area. The effort at the open house was about "what do you the town's people think the character
28 of this is here, what are the uses that are here and what should be here?" and that is what will drive
29 the development of the ordinance.

30
31 Typically most towns in the region will write a zoning ordinance, have public hearing number 1,
32 public hearing number 2 and that's the only opportunity that the people have to weigh in on it.
33 What's been done here is we have changed the way we work; we took input first before writing
34 the ordinance. On the first page of the packet it starts at Goodhue Road to follow King Street and
35 to Route. 4 which is the starting point. The working title of the ordinance will be called Plains
36 Village District based on some historic descriptions of the area. It's a new single zone to overlay
37 the five that are there. It allows a mix of uses and it tries to protect the character. It focuses on
38 historic and aesthetic designs, and it looks again at a mix of uses. It is not a historical district so
39 they won't be discussing this much. The differences between the old and the new is instead of all
40 of the individual districts we have now, we will have one overlay district based on what people
41 have told us. It addresses uses as the main focus, not just the physical aspects of the zoning district.
42 Most zoning districts will deal with uses and they will have set back requirements and things like

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Final Meeting Minutes 1st Listening Session Plains Village District
Tuesday, December 19, 2017 at 6:00pm

43 that, but it's more use and less physical. This changes things and makes it look at the physical lay
44 of the land for these projects and proposals and there are some uses that are governed and
45 controlled through Article 4-Table of Uses, but for the most part it looks at how it's physically
46 designed.

47
48 Similarities to the old ordinance, there are commercial and residential uses, or a mix of uses. One
49 thing to keep in mind is uses that are not included in the new zone would be grandfathered until
50 they stopped that use for a period of time.

51
52 Article II: Keeping in mind this impacts several articles and proposes a new one. It amends Article
53 II and it adds the Plans Village District at the bottom of the table in the packet and it would be just
54 adding the name to the district. Under Section G is a new proposed section and describes the district
55 in a big picture wise. The Plains Village District is based on zoning that is focused on protecting
56 the character of Boscawen's built environment so that it blends in and is compatible with the
57 surrounding land uses, architecture, and physical form. The District implements the Town's master
58 plan vision for the area and supports the results of community input regarding the District. This
59 zoning district is intended to reinforce the historic development pattern of the District, and provide
60 a range of defined standards for the site development and buildings that preserve the character of
61 the District. The District is intended to promote an appropriately scaled mix of uses including
62 shopfronts, restaurants and upper story residences and offices as well as civic uses, commercial
63 enterprises, and residential.

64
65 Article IV; The Table of Uses, specifies the uses that are permitted by right, by Special Exception,
66 by Conditional Use Permit, or are prohibited. Examples were given to the public and explanations.
67 Questions from the public were asking why we'd want to make such a large expansion. Boundaries
68 may be changed if they want.

69
70 Page 11, Article V; Minimum dimensional and area requirements.

71
72 Pamphlet 1-6 pages; A brief overview of the basic topics were discussed. Chair Crawford made a
73 statement about the front setbacks of businesses and part of the design of that is to put the parking
74 in the back behind the buildings. The overview continued about the building and façade
75 requirements. Questions from the public were asking about any new buildings that will be built.
76 A building such as Dunkin Donuts that was built, very well done and fits King Street and the
77 Village. The whole attempt here was not to create a historic district but to find a way to take what
78 people described that they feel the district about, and put it down on paper to protect it. This was
79 the feedback that they got a year ago.

80
81 Roger Sanborn asked an examples such as: If he purchased a parcel of land and put up a 1000 sq.
82 ft. Morton Building on Junction 3. Alan stated first we would need to find a piece of land that
83 would allow the use, then you would have to be able put up his Morton Building on that land, so
84 it narrows down greatly where you're going to have options for his example. The only time you

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Final Meeting Minutes 1st Listening Session Plains Village District
Tuesday, December 19, 2017 at 6:00pm

are going to have new buildings constructed is when the building that currently on the parcel that you are acquiring is no longer serviceable. The hypothetical example would only work when the existing buildings were being replaced.

This is a listening session and the board is looking to get that feedback. We have talked about a number of different options and there is still some room for discussion. The whole idea of what the district boundary is certainly part of the discussion.

Discussion ensued regarding the King Street area. The Plains Village District doesn't reach the Concord City line. The Boscawen Plains to the public, always was as far south as you could get. It was felt that this area from Crete's up to the dip was manufacturing and commercial.

Questions were asked what percentage of the town of Boscawen is Commercial and were told they don't have those specific percentages. The public mentioned that Boscawen has one of the highest tax rates in the state and part of the problem is we have very little commercial business in town. We know in order to reduce our tax rate we need to bring business to town. We have to designate some portion of the town as commercial. What can we do to facilitate bringing the type of businesses we want to see in the town that will not have negative impact on our community and will fit the character of our community? How much are we willing to give the town for that type of development?

There is no perfect balance of commercial or residential. In the Winthrop Carter Open House, we heard that the people wanted to have developments that fit in the area. We heard that people want more commercial growth. Another public member stated that not everyone wants to bring commercial and some didn't move here for that, that they moved here for the agrarian background, and are willing to pay the higher taxes to keep that. They were told that the Planning Board is responding to what people were saying in the Winthrop Carter Open house. They are trying to balance a lot of pieces from what the people have told them.

Discussion ensued on about landscape/streetscape/elements

- Trees cut by Unitil. The don't want to plant trees and find out Unitil will cut them;
- Not having plantings and trees that will not cause problems and grow into the powerlines;
- Limit light pollution;
- Mechanical equipment screening;
- Keep the physical appearance of historic feel to the corridor.

Parking, Vehicular Traffic and Pedestrian Access

- Parking behind buildings or to the side;
- If parking is in the front to be screened from the street with landscaping;
- Encouraging inter connection between lots, cutting down the number of driveways means it's better for traffic.

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Final Meeting Minutes 1st Listening Session Plains Village District
Tuesday, December 19, 2017 at 6:00pm

127 Pedestrian Access

- 128 • Accommodating pedestrians;
- 129 • ADA accessibility and sidewalks as needed.

130
131 The public asked why do we want to increase the commercial or industrial zone? This is what the
132 public wanted and its clear there is concern on the boundaries. This is one of the steps and there
133 are more steps in the future. The public asked in envisioning the corridor, the industrial area doesn't
134 make sense and it's a terrible eyesore for people visiting and coming into Boscawen. Suggestions
135 were made that maybe this would be a Plains Village New Zone discussion for 2019 or maybe
136 there's an opportunity to extend this other zone to a second phase in another session.

137
138 Land that was designated by the town many years ago is industrial and has houses on it now. It
139 was zoned for industrial with commercial growth and the houses were put on after. It wasn't a
140 conversion of residential to industrial, it was industrial land that was flipped to residential use and
141 the opportunity was forgone. The largest parcel that was targeted down in the River Road area is
142 currently in agricultural production, so that would take more than a leap of faith to make that
143 change. One thing to consider with the parcel on River Road is that the entire parcel is zoned that
144 way but what you have there is limited shoreline protection.

145
146 Electrisola is a good example of how it fits in so well. A residential area surrounding it and it's
147 the physical aspects of it that make it a nice fit.

148
149 Chair Crawford mentioned that the area of the Old Tannery and Stratton Mill etc., it's already
150 MRD which is a different zone but it's a zone that says "what do you want to do, we'll talk about
151 it."He believes the footprint of what's there is grandfathered in as far as shoreline protection. The
152 transportation ten year plan on King Street which is now in year nine, moves the intersection north
153 several hundred feet. There is an improvement project on the back burner for King Street with the
154 State DOT and that is to make some adjustment to the intersection where Routes 3 & 4 come
155 together and a roundabout north of where the split is now. He doesn't mind moving these lines
156 around but this is what they got out of the listening session. There were over 60 or 80 people who
157 came to the session and there was a method as to how this was arrived at. This session is for the
158 board to hear what you, the public, think and your feedback.

159
160 From what they are hearing is the concern is boundary. One way would be split to split and that
161 is what was heard at the listening session and it might be a way to see what the next session brings.
162 You could always extend it up to the roundabout and farther north or think about it down North
163 Main Street in the future. Split to split might be a way to take it from this visioning session and
164 bring it to the next session. The ordinance as it is set up a little smaller now, might actually fit a
165 little better now for that smaller area and won't affect the MRD and Mill District. We can take
166 what we have learned tonight and make a smaller line.

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Final Meeting Minutes 1st Listening Session Plains Village District
Tuesday, December 19, 2017 at 6:00pm

The public mentioned that we need to be careful of what it is exactly we want because we are allowing any form of commercial or industrial or residential and we might not get what we are looking for. Adele Sanborn mentioned that she would like to see more businesses such as Eclectic Whim on King Street. That is such a wonderful combination of commercial and residential in Adele's opinion. This type of development fits well in that area and is the type of business that the Town should support.

The plan is to have another meeting in January 9th, 2018. Notifications will go out to the property owners' residence. There can always be another session for a Phase II if needed. The public meeting will be in March.

There was a question as to when the proposed boundaries would be on the website. We have a noticed hearing on January 9th, 2018 and we already have a Plan A. They could come up with Plan B and Plan C and have it ready for then. Chair Crawford thanked all for coming and that all your comments have been noted.

The meeting adjourned at 8:55pm.

Minutes respectfully submitted by Linda Chandonnet.