

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Draft Meeting Minutes
Tuesday, December 5, 2017 at 6:30 pm

1 Members Present: Bruce Crawford - Chair, Matt Lampron, 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 6:30 pm.

7
8 The meeting began as the first speakers Katie Nelson and Dean Williams from Central New
9 Hampshire Regional Planning Commission. They were here to talk about the Master Plan and how
10 they are finishing phase 1 and transitioning into phase 2. Dean has been working on the
11 Transportation Chapter. Joanne Cassulo in their office has been working on the Energy Chapter.
12 They also put together a Demographics Chapter and this was sent to the Planning Board in
13 November, and this was all of phase 1.

14
15 Beginning soon will be Phase 2 on the Economic Development Chapter. Katie Nelson and Joanne
16 Cassulo will begin the Natural Resources Chapter and will be meeting with the Conservation
17 Commission on December 19th. Dean went over some things of the Transportation Chapter that he
18 had previously talked about in other meeting such as;

- 19 • Existing conditions, road mileage, bridge conditions, traffic volumes, road conditions,
20 crashes, park and ride data and to add culverts.
- 21 • Land use sections which is the old access management plan track the common and include
22 scenic roads.
- 23 • Regional and State Planning which is about the Transportation Advisory Committee and
24 the 10 year plan.
- 25 • Bicycle, pedestrian, safe routes to schools, trails and classic roads.
- 26 • Transportation improvement projects which includes the US Route 3 & 4 intersection
27 merge, King Street improvement project, and the overlay district.
- 28 • The Northern Rail Trail and connecting it to Concord and the Merrimack River Bridge
29 Project connection on exit 18.
- 30 • At this point the existing conditions needs to be updated and some of the commuter draft
31 and American census data.
- 32 • At the very end of the chapter there will be all of the objectives, which are all based off
33 principals that are laid out through-out the plan.
- 34 • There will have to be an agreement in how to format it on the landscape map because of
35 the way Boscawen is shaped.

36
37 Jeff Reardon asked to be briefed on what this part of the meeting is about. Alan Hardy explained
38 that under the contract with CNHRPC, Dean and Katie's job is discuss with the planning board
39 members one chapter at a time. They will be asking questions to the board and then they go back
40 and edit the draft chapters as they work on them. Katie explained this is essentially a status update.
41 Dean added this is a discussion of the schedule and will be updating more of the old items on the

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42 transportation chapter by the end of this month when he should have the information for the board
43 to review.

44
45 Chair Crawford talked about the completion of the King Street project and other changes such as
46 exit 17 that will affect us more than we think. He thinks the timing of this transportation section is
47 good and we might want to drag our feet on it until we get a better idea on what's happening there.

48
49 Chair Crawford stated that he went to the event Saturday afternoon about development of the exit
50 17 area. He also saw a land map with a grocery store there and other possible retail stores. This
51 will have the potential of servicing a large area for consumers who could do their shopping at exit
52 17.

53
54 Mr. Hardy asked Dean if he heard of any updates on the Northern Rail Trail connection to the
55 south and has Concord made any progress with funding? Dean replied that Pan Am has abandoned
56 the rail, but he doesn't know if they are ready to sell it yet. Mr. Hardy wondered if they are waiting
57 for someone to make an offer. Chair Crawford added that someone dropped the ball because when
58 the Sewall's Falls Bridge they didn't replace the crossing, they ripped it out and left it there and
59 that's been over 2 years ago. He went on to say how some of the railroad sections are no good and
60 looks like it was left abandoned. Mr. Hardy asked about the reference to future use of the
61 Boscawen/Canterbury bridge abutments for a new bridge. Dean replied that the bridge connecting
62 West Street to Depot Street was something the board had expressed interest in and he just wants
63 to document it in the master plan. In the long term, it might be something that comes up. He also
64 thinks Canterbury is interested potentially having something like that and to be more industrialized
65 off of exit 18 down West Road. Kellee Easler stated that was something that came up in the
66 meeting on transportation last week. Mr. Hardy expressed that he has some concerns about vehicle
67 access coming up Depot Street entering King Street, but if it turned out to be a pedestrian bridge
68 then there wouldn't be that flow of traffic. Mrs. Easler stated that it was for the long term of the
69 next 30 to 50 years and many things may change between now and then.

70
71 Chair Crawford began talking about the toll increase, and maybe a gas increase coming up and
72 some years there's a bill to tax propane, electric and hybrid cars. He feels there might be some
73 opportunities there as far as the rail trail goes and Senator Feltas has something on his desk, and
74 hopefully he does something about it. Chair Crawford added he is interested to see DOT's accident
75 data compared to what we have at our police department. Dean replied there will be a lot of
76 differences. He mentioned that if we want a report, we have to go to the police to have them pull
77 the historical data and they can help look at it. Mr. Hardy asked how they will need this data
78 formatted and Dean replied with, "just a crash diagram is good" and the reports that were created.
79 We can even go into more detail such as showing a specific road or intersection. Mrs. Easler
80 brought up that in the transportation meeting they were talking about is Raymond and Goodhue
81 Road and Mrs. Hardy, Mr. Hardy and Chair Crawford stated how hard it is to see another car
82 coming when you're driving through that intersection. Mrs. Easler asked what roads she should
83 ask for a report on and Chair Crawford stated the entire King Street corridor all the way to Whitney

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84 Road. That would be the Route 3 and 4 split up to Goodhue. Mr. Hardy added that the Lieutenant
85 Killary told him that the Cumberland Farms area to Depot Street has several accidents.

86
87 Mr. Hardy asked Chair Crawford if the voting is going to take place on the zoning at exit 17. Chair
88 Crawford replied that they would like us to rewrite our letter, and that we are more concerned with
89 the traffic and not so much with the rest of it. He has offered to work on it if everyone is okay with
90 that. Mrs. Hardy asked that the planning board members see the letter before it gets sent.

91
92 Mr. Hardy talked about 1 Riverside Place and that he has issued Certificates of Occupancy on two
93 of the rental units and 4-5 more to follow soon. Matt asked if we may want to discuss adding a
94 sidewalk between the 1 Riverside Place entrance and the bridge. Is that something they may want
95 to add in the sidewalk into the plan because it has a specific project? Mr. Hardy stated if we were
96 going to do one now we, the town, would have to put it in. Chair Crawford stated that it sounds
97 like the 1 Riverside Place owners want this and since it abuts to Concord they are free to do what
98 they want. Mr. Hardy added they would have to come to the planning board to get approval if they
99 wish to proceed. Dean stated that the state doesn't maintain sidewalks, and they build them as part
100 of the bridges, but it's up to the towns to maintain them. He said if the City of Concord and
101 Boscawen wanted to apply together for transportation alternatives program grant they could apply
102 where it's an 80/20, that would be 80% federal and 20% local and that's a way you can get
103 sidewalks built. He added that under that program the sidewalks have to go something or connect
104 another sidewalk, and it just can't be out where there is nothing. Chair Crawford stated that on the
105 site plan they are only going to accept a sidewalk as a town sidewalk if it connects to a sidewalk
106 that the town already maintains. The town of Boscawen doesn't want to maintain sidewalks that
107 are far away and have no other connections or go nowhere.

108
109 Chair Crawford asked if there was anything else to add to the master plan. Dean replied that the
110 only thing he could think of is the impacts of Whitney Road project, but will wait for the police
111 report first.

112
113 Chair Crawford stated he has been going around town trying to find all the hydrants and Mr. Hardy
114 asked if these were going to be put on a map and Chair Crawford replied yes. He also said that
115 Chief Ray Fisher never had a list of them and that many are hidden or aren't where they should
116 be.

117
118 Chair Crawford asked Dean if he can take copies of a magazine for him. He also talked about
119 Whitney Road values.

120
121 Matt asked a question about the roundabout and the sidewalks that were removed because
122 Boscawen wouldn't agree to maintain them. With this new development and everything going on
123 at exit 17 it's a little short sighted to not having sidewalks connecting all of them, and the state
124 refused to put in sidewalks without a MOU and that this is what he assumed happened. Chair
125 Crawford stated that maybe it was but the state builds the sidewalks and leaves them with the town

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126 to maintain. If you're looking at 10 or 15 years to when the roundabout was put in, so if someone
127 wants to put in sidewalks it will have to be part of that development costs. It would make sense to
128 have sidewalks at that point in if you're going to Penacook from there. Matt continued by saying
129 that this should be something we should want for the residents in our town. Mrs. Hardy asked
130 what's the theory of building sidewalks if they don't plow them? Matt answered because the state
131 would be liable for anything that happens so there must be a signed agreement with DOT for the
132 town to maintain it. Matt asked where do we maintain to and Mr. Hardy stated that we don't,
133 there's only about a quarter of a mile. Mr. Hardy agreed we should add this to the plan from
134 Riverside Place to the railroad bridge. Dean said we might want to do the application with the City
135 of Concord and Canterbury.

136
137 Mrs. Hardy asked where does the state highway start from Route 3 in Penacook, does it go out
138 Canal Street or E Street and opposite the bank and goes over the hill? Chair Crawford said it does
139 start there and that Concord plows out that way to the Boscawen line. Mrs. Hardy stated then the
140 state takes it over from the Concord line. Mr. Hardy asked if Boscawen plows Tremont Street?
141 Chair Crawford said it doesn't.

142
143 Chair Crawford asked the speaker if they had anything for Master Plan Transportation under
144 Economic Development. They replied that they haven't started this yet, but it will shortly. Mrs.
145 Easler added she shows a mini meeting on this for the date of December 13th at 6pm. After the
146 Board of Selectman's Meeting. Mr. Hardy asked who is invited and Mrs. Easler replied Mark
147 Varney and Mrs. Scrivens and Matt Monahan. Mr. Hardy asked for this to be posted on the website.
148 Mrs. Easler also mentioned;

- 149 • The first listening session for the Planning Board on the Plains District on December 12th
150 at 7:00 pm.
- 151 • The Economic Development master plan for Transportation on December 13th at 6:00 pm.
- 152 • The Conservation Committee December 19th with Joanne and Katie.
- 153 • The First Zoning Ordinance on January 9th and will also be the second listening session
154 for the Planning Board.

155
156 The speakers left and the conversation and Chair Crawford asked if everyone would be able to
157 attend the meeting on December 12th.

158
159 Mrs. Easler said we need to discuss tonight about what the public's thoughts are on Transportation
160 so we can have this written and sent by November 10th into the Newsvine. Chair Crawford stated
161 he would write the ad. It was discussed with many board members that the public could send their
162 reply by email, phone voice message or letter. They will set up what is needed to receive the
163 public's responses such as email address and phone number to call.

164
165 Mrs. Easler asked what will be happening at the listening session next week? Mr. Hardy said we
166 should walk through the document word for word and that everyone on the board should have an
167 agenda page and also the first page with the information that was sent out. Chair Crawford

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mentioned that everyone can take this home to look at. Mrs. Easler stated she also sent out an email but hasn't received any replies. Mr. Lampron stated he isn't familiar with this listening session and Mr. Hardy replied the idea is to have a less formal discussion than you would have in a public hearing. This is a follow up to the previous Winter Carter Meeting. The discussion went on about having food that evening and moving the chairs around to make the seating less formal looking.

Mrs. Easler asked if the sign could be used at the Transfer Station for this meeting and if Dean Hollins could put this up. The board agreed this would be a good place to notify the public.

Mr. Hardy asked to have a discussion on his concerns of an ordinance for a camper to be used on property for a long period of time. An RV is never to be used as housing but we allow for a great deal of time. He would like to know if this can be revised and consider bringing the timeframe down? Mr. Reardon asked if there is a difference between an RV being stored or one being lived in? Chair Crawford stated there is a difference. Mrs. Easler stated the time frame allows up to 24 weeks and it has to be inspected by the Health Officer. Chair Crawford said what if we use they can stay in an RV up to up to 2 months with sanitation and then they can apply for a technical review to allow for use up to 6 months. Mr. Hardy agreed with him and he thinks this will work and explained his concerns about having additional housing without additional asset value such as people living in an RV or tiny houses. He said he will draft up this section and we can look at when completed. Chair Crawford agreed and is hopeful this can be done by the end of this year.

Mrs. Hardy asked about the camper that has been all around town and at 1 Corn Hill Road. Mr. Hardy stated there are now 3 campers in back of the house and explained where they all came from. He also mentioned that there is a discussion of the abutters to whether they have crossed the abutter's property line. Mrs. Easler said they are also getting numerous complaints from people. Mr. Hardy stated that one of them is of interest to many people because it's a legitimate concern and something he's working on to resolve.

James Scrivens had a question about the ever-running barn sale that reopened the other day. Mr. Hardy answered that they moved away and are now apparently moving back in, but if they don't start putting thing away soon he will have a reason to visit them. He is working on how to resolve these types of issues under Zoning or Town Ordinance. Mrs. Hardy mentioned that the location of where Carry's Market used to be is really getting messy. Mr. Hardy stated that any infraction of the conditions of approval could result in a \$275.00 fine per day. Mrs. Easler thinks that the building is also for sale.

Chair Crawford brought up the tree debris piled up at the tree business, he wondered if they have tree pieces and parts are they making into firewood or what are they doing with it. Mr. Hardy stated if they are being converted that there is a legitimate reason for it to be there.

Mrs. Hardy asked if they have a garage is it okay to have a sand pile there? She said why would you want to sell sand if you have a garage? Mr. Hardy asked if this was MJ's and then said that he

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is not approved for that as part of their site plan The discussion went on about it was not the owner of MJ's it's the person who is selling the sand that's the issue. Mr. Hardy asked if this is something we want to enforce it and Mr. Lampron said if it's enforced then it needs to be fair across the board. The conversation went on how if it's written in the records that we have it's easier for us when something comes up.

Chair Crawford asked if we should put the public notice on the website also and Mr. Hardy agreed.

MOTION: Rhoda made the motion to adjourn the meeting at 7:55pm. Mrs. Randall seconded. All in favor, none opposed.

The meeting adjourned at 8:40pm.

Minutes respectfully submitted by Linda Chandonnet.