

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Draft Meeting Minutes
Tuesday, January 9, 2018 at 7:00pm

1 Members Present: Bruce Crawford – Chair and Barbara Randall.

2 Alternate Members Present: Jeff Reardon

3 Members Absent: Rhoda Hardy, Roger Sanborn, Matt Lampron and James Scrivens

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

7 Chair Crawford called the meeting to order at 7:20 pm.

8
9 Chair Crawford began the meeting by asking if there were any property owners who would like to
10 speak.

11
12 Ms. Carey stated she would like to expand the Plains Village District proposal and continue it
13 down Route 4 to the Boscawen and Concord Line. On Route 3 where it's state property and the
14 part where Boscawen was trying to get and try to include it in the Plains Village District. She also
15 would like to applaud the value the Town is putting in the Historic credibility of the area of Main
16 Street and King Street. This is what makes our Town unique and if we want it to look like every
17 other town or Loudon Road in Concord it is very important that we maintain the adapt of reuse of
18 historic buildings as they currently exists and so we can continue to be a unique community. Ms.
19 Carey also mentioned that current business owner -- loan requires it to be industrial and if they
20 were to change it she would lose that and financial jeopardize her business. She added that this
21 could all be developed on the entire riverfront through Boscawen and we could have some really
22 nice properties there and that would also help broaden our tax base.

23
24 Mr. Reed asked about the parking that is on page one, under Guiding Principles F. Parking other
25 than on street parking shall be located away from Route 3 and Route 4. He is interpreting that on
26 street parking on Route 3 or Route 4 if would be okay. Chair Crawford stated there is nothing we
27 can do about it is our problem, because it is the state who controls that. They have discussed the
28 issue of the funeral home having parking on both sides of the street and found out we can't do
29 anything about it. The other point is that this does encourage parking to the rear of a development
30 if there is as opposed to the front. Mr. Reed asked what is the process if a business come in and is
31 planning to use parking on Route 3 or Route 4. Chair Crawford replied that they can't because the
32 Planning Board will require that they have ample parking for what they are doing. He also stated
33 that this is what people see when they come to Boscawen so we need to be sensitive that this is the
34 feel of our community.

35
36 Ms. Christy Mank asked about on Article 3, The Zoning Districts on Paragraph 3.02. It states
37 nonconformance with use or dimensional regulations, any property that does not conform to the
38 use or dimensional regulations of this ordinance at the effective date shall be allowed to continue
39 but must apply with provisions with Article 9. She is asking where is Article 9 is. She stated that
40 her property is less than 40,000 square feet. Mr. Hardy replied by saying what this is referring to
41 is that Article 9 of the zoning ordinance itself is the nonconforming statute and that it's not
42 changing. That is one of our most protected rights to keep it into our property in use the way it is.

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Mr. Varney stated in regards to Christy's clarification we should add in there that Article 9 is from current zoning so that it refers to the right point.

Mr. Monahan began by giving a quick list of the items to update.

1. Questions about the uses and making some of those that are listed as Allowed to Special Exception on the impact of what they would do to the area.

2. The 1 foot set back on the sides and rear, potentially replacing that with 15 feet between buildings which is already on the books.

3. Lot coverage for smaller lots 75% and 50% for larger lots and keeping in mind that the current threshold anywhere in town is 40% as the highest coverage. That means the 50% would be adjusted.

4. On the map there is a question on a parcel off of Queen Street right next to Ms. Carey if it should be included or not.

5. They didn't see a height limitation so they can make sure it doesn't exceed 50 feet which is the limitation in town elsewhere.

6. Landscaping of page 5 in Section 7B of the ordinance and to change it from shall to shall be incorporated when feasible.

7. On 1H under Purpose and Intent, to add preserving and encouraging adaptive reuse of historic buildings as a priority etc.

8. Possible renaming of the district.

9. Making sure there is appropriate protections for the Cemetery.

10. The Industrial questions and cutting off at Best Avenue.

11. Extending the district down to the Concord border on Routes 3 and 4.

Mr. Hardy added that if we are considering changing the borders is to re-letter that section. So this way everyone knows that we are going to a second hearing on the 25th. To make sure we send a letter out to everyone if we make a change. Mr. Monahan brought up that the Industrial parcel which Lorrie had mentioned about the existing owner and that it could impact her mortgage and finances situation. Chair Crawford stated that anything that is presently zoned industrial stays that way.

It was decided that they would make the final changes on January 25th and today they would make recommendations for the motions. Mr. Monahan started his list from the top.

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1. Change the list of uses on the following:

- Child Care to be changed to Special Exception.
- Golf Courses and Executive to be changed to Special Exception.
- Fast Food Restaurants to be changed to Special Exception.
- Drive-up Windows to be changed to Special Exception.
- On #3-12 change to Current Use.
- On #13-16 change to Current Use.

2. Change Dimensional requirements:

- To change the set-back table to 10 feet between buildings.
- Page 10 under Article 5 the dimensional table it has 1 foot there and needs to be changed to CPVD.
- Page 4 PVD under Ordinance add item E of Set-backs and refer to the existing Ordinance Article #6.02B.

3. Coverage:

- On two acres or more at 50%. If it's under 2 acres to deduct the landscape features that is required and then everything else for whatever is left over and as long as they can get it approved by DES for the storm water retention and so forth then it can be impervious.

4. Landscaping:

- On page 5, 7B, shall be incorporated along front property lines when feasible.
- Landscaping shall be maintained.
- Possible 10 feet landscape buffer between buildings.

5. Purpose and Intent:

- On page 1 under 1H, to change to preserving and encouraging adaptive reuse of historic buildings.
- Add on Map 81D Lot 10 which is not a useable property lot by Route 3. It is zoned as Commercial-Industrial and has an Agricultural Preservation Easement on it.
- Exclude all Industrial property.

6. Name Change.

- Change name to Village District.

MOTION: Mr. Varney made the motion to close the public hearing. Mrs. Randall seconded. All in favor, none opposed.

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107 There is a correction that is needed on Article 2 on Zone it states 6 Districts and it should have 7.

108 **MOTION: Mr. Varney made the motion to adjourn the meeting at 7:55pm. Mrs. Randall**
109 **seconded. All in favor, none opposed.**

110
111 The next Planning Board public hearing will be January 25, 2018.

112
113 **The meeting adjourned at 8:55pm.**

114
115 *Minutes respectfully submitted by Linda Chandonnet.*