

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Draft Meeting Minutes – 2<sup>nd</sup> Listening Session  
Tuesday, January 9, 2018 at 6:30 pm

1    Members Present: Bruce Crawford – Chair and Barbara Randall

2    Alternate Members Present: Jeff Reardon, Mark Varney

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

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7    Chair Crawford called the meeting to order at 6:02 pm.

**2<sup>nd</sup> Listening Session for the Plains Village District**

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9  
10    Chair Crawford began by introducing Matt Monahan and Mike Tardiff from Central N.H. Regional  
11    Planning Commission. They displayed a map in the room for everyone to see the town of  
12    Boscawen and they had the zoned areas highlighted in different colors to help guide the public  
13    with the information that was passed out.

14  
15    Mr. Monahan began with questions from the public about the boundary of the district. Based on  
16    all the feedback that they received they went back and corrected it. In the Table of Uses Chart they  
17    made some minor changes on what people are saying.

18  
19    Chair Crawford gave the definitions of Special Exception and Variance to help understand the  
20    differences with using the chart.

- 21
- Special Exception: Is marked SE and the uses can be allowed with input from the Board,  
22    such as saying that they suggest you should alter your hours or they may put a few  
23    conditions on what is going to happen there. It's usually allowed however the board does  
24    want to talk to you about it.
  - Variance: Is marked by and X and is not allowed. You must show a hardship on why that  
25    should be allowed and it is harder to get approved by the Board. If there is a use that you  
26    come up with that has never existed, you create a brand new use or if the Board cannot find  
27    a category that fits, it requires a variance.

28  
29    Discussion ensued regarding Conditional Use (CU) and Special Exception (SE) and the difference  
30    being the specific board that is dealing with it. Questions regarding golf courses, daycares etc. and  
31    the differences for them

32  
33    Chair Crawford mentioned that once we are finished with the Listening Session there will be a  
34    Public Hearing following and the Board would then they would be able to take proposals to make  
35    changes. He stated that he understands where Mr. Reed is coming from and thinks items such as  
36    childcare should be changed from A to SE. He doesn't want to make things difficult or harder for  
37    businesses but where King Street will be, it should be required to have fence.

**Town of Boscawen**  
**Planning Board**  
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43 ARTICLE 4, Dimension Questions:

- 44
- 45 • What is PVD on all of these pages and what are the dimensions of the lots? PDF stands for  
46 Plains Village District and the lot dimensions are in the ordinance itself.
- 47
- 48 • Yard set-back requirement is only a foot on the back side, do we really want to allow this  
49 set-back for new businesses? Discussion ensued regarding a condition that was a request  
50 made by the fire department's Chief and was put in the original zoning ordinance. It's in  
51 Article 6, 15 foot separation between buildings. The reason the chief asked for it at the time  
52 was so if a wall came down that firemen had a place to go but also so there was a little  
53 more working room distance. We need to let the process itself finish through the listening  
54 sessions to the hearing where we can change it.
- 55
- 56 • Why do they allow 75% coverage in this area but only 40%, 30%, 25% and 20% in the  
57 other almost seems to take a majority of the property with parking areas and out buildings.  
58 Do we really want to promote this type of development like Cumberland Farms or Dollar  
59 General?

60

61 Mr. Monahan replied saying if you look at the maps the parcels are so varying in sizes:

- 62 1) The intent is to get more density and businesses in;  
63 2) Some of the lots are very small and to get 40% coverage it could render them undevelopable.  
64 If you have a zone that has a lot of variances over and over for the same thing then you need to  
65 change the ordinance because it's just not working.

66

67 Ms. Sandra Lowery stated her vision for King Street is to look like Warner or Contoocook with a  
68 bookstore, coffee shop and has sidewalks on both sides that you can walk along.

69

70 The Toll Proposal is actually tied to the overall State and the 10 year plan. Even though it would  
71 affect the Turnpike and 93 all of that transportation funding effects other projects. The fact that we  
72 have a toll hold in year 9 it's not locked down until it's signed off by legislature this coming  
73 summer. Mr. Tardiff will have meeting with their commission on Thursday to talk about the 10  
74 year plan and showing their support for it and again every two years after. This all comes from the  
75 Winthrop Carter House meeting from November 2016 that were discussed such as walk safely,  
76 complete streets for people driving through but also safety issues, left hand turns, crossing the  
77 street safely and aesthetics. While they are working on the update of zoning ordinance they also  
78 made a proposal to DOT that there is a need to improve King Street. It actually received some  
79 traction at DOT and it got into the 10 year plan. It's about a 5 million dollar project.

80

81 Mr. Ed Cherian asked if there is money for streetscape such as signage, lighting and landscaping.

82

83 Mr. Monahan said that the way this would interplay into the ordinance, as it would physically  
84 change aspects of the street now with state money the ordinance would change future development

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85 to be consistent with that. So, that is how they work hand in hand, one addresses chunks of it now  
86 and the other one which is the ordinance would address issues going forward to make it more  
87 walkable, pedestrian friendly and anything like that.

88  
89 Ms. Clow given the current traffic and projected traffic of what's going through town how is this  
90 going to be handled with all that is going on. The crosswalks that no longer seem to work now and  
91 sidewalks how will that all be integrated. Mr. Monahan stated this is how the preliminary  
92 engineering process and to talk about that and there would also be several meetings. There are  
93 ways to engineer that to make it work a refuge in the middle and narrower lanes and DOT is much  
94 more open to traffic calming than it was years ago. Ms. Clow also asked how the property owners  
95 along King Street going to be affected. Mr. Monahan stated it's all in the prelim engineering  
96 process and talking to each property owner on how the construction works and not debilitating to  
97 them.

98  
99 Mr. Reed asked in tying into the 10 year plan but what are we doing to address the problem today.  
100 1. Should we have no parking where people are parking on the streets?  
101 2. Should we drop the speed limit to 30 mpg?  
102 3. He feels it's feedback that needs to be heard and to have something done about it.

103  
104 Ms. Clow spoke about the crosswalk in front of her home on Queen Street and how it's difficult  
105 for people to cross the street with speeding traffic.

106  
107 Mr. Varney stated the topics we are talking about needs to be brought to the selectmen and not to  
108 the King Street Project.

109 Mr. Reardon discussed the project we are working on is planning for the future so we have an  
110 opportunity to have our input in the 10 year plan. Mr. Hardy stated we have on occasion invited  
111 DOT to the Board of Selectmen's Meeting so everyone has a chance to ask them what can be done  
112 about the speeding. There is no reason why we couldn't invite them to a future meeting and have  
113 the 30 mpg discussion.

114  
115 Chair Crawford mentioned that one good thing that will come out of this, is the Route 3 and 4  
116 Intersection that we will have an opportunity to put in a crosswalk in front of the 1913 Building.  
117 This will greatly open the possibility of use for that building. His question is what will be done  
118 with this building, as there is parking for only 3 cars. Chair Crawford also talked about the Rail  
119 Trail, and there have been about a dozen of snowmobilers seen recently and about their access to  
120 trails.

121  
122 Ms. Carey gave her suggestions;  
123 1. in the discussion of landscaping area on item #7. It states, there is a ten foot need of planting  
124 strip which shall be incorporated where feasible along the front property line. She is hoping there  
125 could be some flexibility in that language as you go up the area that's proposed as the Village  
126 Plains District that could be a little challenging for some properties. She is wondering if it can

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127 read, in the effect of a ten foot need of planting strip shall be incorporated where feasible along  
128 the front property line to screen parking lots. Or to use the word, they instead of shall.

129  
130 2. Looking at the front page, Purpose and Intent under Ordinance Section H on Preserving and  
131 Rehabilitating Historic Buildings. A better use of words might be preserving and encouraging  
132 adapt of reuse of historic buildings as a priority. This way it allows you to use the historic buildings  
133 not for just the original intent but also for other than a primary residence.

134  
135 3. In regards to the Plains Village District, most people don't know what it is and where this is part  
136 of economic development perhaps something like the Boscawen Innovation District or Boscawen  
137 Village District might be better.

138  
139 4. Do we really want to discourage educational institutions from the Village District? She can  
140 foresee a lot of opportunity there in the future such as a small scale school of hair design, computer  
141 school or preschool.

142  
143 5. The last conversation was to not have it go to the Veterans Cemetery, and that not much of Main  
144 Street up to Ross. She feels if we bring it all to abut to Concord. As far as the highway side there  
145 is no access there and this would be a great opportunity to add it and would not leave it out.

146  
147 There was a discussion on bringing the King Street boundary line down more towards Concord. It  
148 was mentioned that there will always be opportunity to bring it down more if we want to. Mr.  
149 Varney stated at the 1st Listening Session with the map out, it was brought all the way to Concord  
150 and a majority said no. Lets pull it back because they didn't want it to go that far south. It was  
151 mentioned that there was a discussion on not to bring it further North.

152  
153 Mr. Reed brought up the fact that there is a cemetery in one of the sections and the need to be  
154 careful of the types of developments and how we are structuring the use of properties around it.  
155 He stated cemeteries have ample protection.

156  
157 Ms. Carey wanted to mention that Boscawen has a half dozen of Historic Places in a particular  
158 neighborhood and the newest one is with the Northern Rail Trail which is on the National Register.

159  
160 Ms. Clow added that one thing that hasn't been mentioned is accommodation. The Elmwood  
161 doesn't cut it for a place to park visitors from out of town. She thinks it would be nice if some of  
162 these could develop into some sort of Bed and Breakfast facility. We don't have any in town and  
163 we have a lot of people here that would make use locally. If Northern Rail Trail does go on to  
164 Concord and meet up we are going to be getting a lot of traffic. Mr. Reardon replied that is where  
165 the opportunity lies, we won't put up a Bed and Breakfast but we can create an environment that  
166 would attract that kind of business.

167  
168 Chair Crawford asked if anyone has any comments or anything to say.

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169  
170 Mr. Monahan stated something like a Tiff District isn't difficult to do, you have to decide what the  
171 ultimate use of the Tiff Funds would be. If you want to extend water to a certain area you would  
172 go out, bond it and determine what the area that's going to benefit from that. It's a very straight  
173 forward process to say okay, we are going to pay that bond off with the difference in the valuation  
174 within that district of say 20 parcels over the next 10 years. It's a tool that's used frequently in  
175 New Hampshire and it's very successful in a lot of ways.

176  
177 Mr. Mathews also asked about Ross Express and Allstate Asphalt are considered industrial uses.  
178 Will it be possible for them to continue to be Industrial type use if someone purchases the property  
179 and then there is a change of uses? Chair Crawford stated it might be a good idea to take out  
180 anything that is zoned Industrial.

181  
182 **The meeting adjourned at 7:19pm.**

183  
184 *Minutes respectfully submitted by Linda Chandonnet.*