

Town of Boscawen
Planning Board
Boscawen Municipal Complex – Draft
May 1, 2018 at 6:30pm

Members Present: Bruce Crawford, Roberta Witham, Matt Lampron, Barbara Randall, James Scrivens, Mark Varney – Ex-Officio

Alternate Members Present: Rhoda Hardy

Alternate Members Excused: Roger Sanborn – Alternate Ex-Officio, Jeff Reardon

Others Present: Alan Hardy – Planning & Community Development Director, Kellee Jo Easler – Planning & Community Development Assistant, Katie Phelps – Recording Secretary

Roberta Witham opened the meeting at 6:30pm.

Roll call completed by Katie Phelps.

Rhoda Hardy will be a voting member for the meeting.

Review of Prior Meeting Minutes:

The Board reviewed meeting minutes from April 3, 2018. The Board requested corrections.

Motion made by Rhoda Hardy, and seconded by Barbara Randall, to approve the minutes from April 3, 2018 as amended. All in favor. None opposed.

Old Business:

- **Election of Chair and Vice-Chair:**

The Election of Chair and Vice-Chair was tabled at the last meeting. The Board was asked for a recommendation for the Planning Board Chair and Vice-Chair.

Motion made by Rhoda Hardy, and seconded by Mark Varney, to appoint Barbara Randall as Chair of the Planning Board. All in favor. None opposed.

Motion made by Mark Varney, and seconded by Barbara Randall, to appoint Roberta Witham as Vice-Chair of the Planning Board. All in favor. None opposed.

- **Central NH Regional Planning Commission Representative Nomination:**

The Board discussed the responsibilities associated with being a representative.

Motion made by Bruce Crawford, and seconded by Mark Varney to nominate Barbara Randall as Planning Board representative for CNHRPC. All in favor. None opposed.

New Business:

- **Lot Line Adjustment – Cityside Development, LLC:**

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Application for a lot line adjustment, submitted by Cityside Development, LLC, Cityside Management Corp., of 25 Sundial Ave, Suite 504W, Manchester, NH 03103, location is One Riverside Place, A Condominium Community, Canal Street – Concord, NH, off Crescent & Tremont Streets – Boscawen, NH, Map 183C, Lot 62, Sublots 3 & 5, Shoreline Drive & Kayak Way, Boscawen, NH 03303, in a MRD zone.

F. Webster Stout, Land Surveyor, of FWS Land Surveying, PLLC, presented the application on behalf of Cityside Development, LLC. The lot line adjustment is being requested because when the hide pile on lot 62-5 was being covered they found that the pile encroached on lot 62-3 by approximately 4-5 feet. The applicant wants the development to be separate from the hide pile on lot 62-5. The capping of the hide pile has been completed and the State of New Hampshire has signed off on it. Approximately 3600 sq. ft. will move from lot 62-3 to lot 62-5. Lot 62-5 will increase from 2.235 acres to 2.318 acres.

Central NH Regional Planning Commission (CNHRPC) reviewed and commented on proposed lot line adjustment. Mr. Stout has prepared waivers for some of the suggestions noted stating that they aren't relevant to the lot line adjustment and can be viewed on prior plans that have been recorded at Merrimack County Registry of Deeds.

Rhoda Hardy asked if item number 15 in "Other Comments" should be on the plan. Item number 15 reads: "Appears to be serviced by sewer but it is not clearly specified. If it is not served by sewer, a state subdivision approval of lot 62-5 will be needed. If it is served, no such approval will be needed." Mr. Stout said there are no buildings on lot 62-5 and that information was shown on existing plans of record.

Mark Varney said he would like to see the wetland conservation district boundaries on the plan.

Motion made by Mark Varney, and seconded by Rhoda Hardy to conditionally approve the lot line adjustment subject to completion of item 1 (checklist item 5) and 5(checklist item 11).

Matt Lampron requested that the motion be retracted so that the Board could review other potential conditions and come up with one final motion with all conditions. Mark Varney retracted his previous motion. Matt Lampron discussed Density and Dimension/topography. He would like to see a reference for the cap topography noted on the plan.

Roberta Witham opened the public hearing at 7:15pm. No public comment noted.

Motion made by Mark Varney, and seconded by Barbara Randall, to close the public hearing. All in favor. None opposed.

The public hearing closed at 7:16pm.

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Motion made by Mark Varney, and seconded by Barbara Randall, to approve the lot line adjustment submitted by Cityside Development, LLC, with the following conditions:

- 1. CNHRPC checklist item # 5 – Add the wetland scientist stamp and signature to the plan.**
- 2. CNHRPC checklist item # 9 – Note added to plan to reference the closure report of California Fields landfill prepared by HTE Northeast.**
- 3. CNHRPC checklist item # 11 – Wetland Conservation District boundaries on the plan.**
- 4. CNHRPC checklist item # 44 – The signature block be in accordance with Subdivision Regulation Chapter VI, #22.**

All in favor. None opposed.

Reclamation/Restoration Bond Release: Alan Hardy stated that the capping of lot 62-5 has been completed and approved by the State of New Hampshire. The applicant is requesting that the Town release the \$15,000 excavation bond. Approval from the Planning Board is needed to release the bond.

Motion made by Rhoda Hardy, and seconded by Mark Varney, to release the bond in the amount of \$15,000 and return it to Cityside Development, LLC. All in favor. None opposed.

- Natural Resources Chapter:

The Board reviewed the Natural Resources chapter of the Master Plan. Mr. Hardy said it's a work in progress. There are areas within the document that still need clarification or updates. Items highlighted in pink are proposed changes from Central NH Regional Planning Commission. On page 25, last sentence in paragraph two notes that "The acquisition of buffers along the Merrimack River could also be pursued at some point by the Town." Rhoda Hardy requested that this sentence be removed as it could be considered a taking.

Motion made by Rhoda Hardy, and seconded by Bruce Crawford to remove the sentence "The acquisition of buffers along the Merrimack River could also be pursued at some point by the Town." from the document. All in favor. None opposed.

Mark Varney suggested we research the areas needing clarification and revisit this later.

Motion made by Mark Varney, and seconded by Bruce Crawford to table this discussion until further research has been completed. All in favor. None opposed.

- Town of Goffstown Public Notice:

The Board reviewed and discussed a public notice received from the Town of Goffstown in regards to a potential regional impact situation. There is a proposal to erect a new tower with a

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height of 110 feet for a new telecommunication facility. There will be a public meeting on May 10, 2018 at 7:00pm in the Mildred Stark Room on the lower level of the Town Hall located at 16 Main Street, Goffstown, NH.

Motion made by Bruce Crawford, and seconded by Mark Varney that there is no regional impact to the Town of Boscawen. All in favor. None opposed.

- State of NH Dept of Transportation Notice:

The Board reviewed and discussed a letter from the State of NH Dept of Transportation regarding planned highway safety projects in Boscawen and surrounding towns. Improvements may include guardrail replacement, upgrading sidewalk tip down units for ADA compliance, shoulder leveling, signing and minor drainage. For Boscawen, these projects would be completed on Route 4. The State is requesting concerns from the Town relative to potential impacts on environmental, social, economic, or cultural resources, such as wetlands, historic properties, and invasive plant species. The State would like input on preferred/priority mitigation efforts. The Board would like to express concern for any historical markers in the project area.

- State of NH Veterans Cemetery Expansion:

The Board reviewed a letter from the State of New Hampshire Veterans Cemetery on an expansion that would include 3.5 acres and would add 3,272 gravesites. The Board had no input on this expansion at this time.

- Site Plan Compliance – 145 King Street:

Mr. Hardy discussed concerns with compliance at 145 King Street. The current site plan is approved to sell architectural materials. The property owner had agreed to install a fence but it still hasn't been completed. There continues to be a large amount of debris in the yard.

Motion made by Mark Varney, and seconded by Barbara Randall to hold a public hearing to revoke the Site Plan at 145 King Street. All in favor. None opposed.

- Other Business:

Rhoda Hardy expressed concern for the amount of cars parking on King Street during funerals. Mr. Hardy mentioned that he has spoken with Buddy at the funeral home and that they are discussing additional parking now that the Village District allows for 75% lot coverage. Occupancy of the building was also discussed. Matt Lampron said there should be an amendment to the Site Plan with the proposed changes. Additional no parking signage on King Street was discussed but the Board felt it was appropriate to wait at this time.

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124 The Board reviewed an application for the Planning Board from Bernie Davis.

125 **Motion made by Matt Lampron, and seconded by James Scrivens to recommend Bernie Davis**
126 **for membership on the Planning Board to the Board of Selectmen. All in favor. None**
127 **opposed.**

128 Barbara Randall and James Scrivens will discuss the appointment application with the Board of
129 Selectmen on Wednesday, May 2, 2018.

130 Rhoda Hardy expressed interest in moving from an alternate member to a full member.

131 **Motion made by Mark Varney, and seconded by James Scrivens, to recommend that Rhoda**
132 **Hardy move from an alternate member to a full member. All in favor. None opposed.**

133 **Future Business:**

- 134
 - June 5, 2018 – Training and Legal Review from 6:00-7:00pm.

135 Any Town of Boscawen Board or Commission member is welcome to attend. Bruce Crawford
136 suggested that we extend an invitation of the Library Trustees and the Water Precinct.

137 **Motion to adjourn the meeting made by Matt Lampron, and seconded by Mark Varney. All in**
138 **favor. None opposed.**

139 The meeting adjourned at 8:50pm.

140 The next Planning Board meeting is scheduled for June 5, 2018

141 *Minutes respectfully submitted by Katie Phelps*