

Town of Boscawen  
Planning Board  
Meeting Minutes – Draft  
4<sup>th</sup> Floor Meeting Room  
November 13, 2018 at 6:30pm

1 Present: Barbara Randall – Chair, Roberta Witham – Vice-Chair, Matt Lampron, Paul Dickey, Mark  
2 Varney – Ex-Officio, Jeff Reardon – Alternate,  
3 Excused: Roger Sanborn – Alternate Ex-Officio, Rhoda Hardy  
4 Others Present: Alan Hardy – Town Administrator, Kellee Jo Easler – Planning & Community  
5 Development Director, Danielle Bosco – Recording Secretary  
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8 Chair Barbara Randall opened the public meeting at 6:30pm.  
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10 Roll call completed by Danielle Bosco  
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12 Jeff Reardon was appointed a voting member  
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14 **Public Hearings (Continued from October)**

15 **Application for Lot Line Adjustment between Map 81A, Lot 20, AOP Realty Holdings, LLC 243 Hanover**  
16 **St, Manchester NH 03104 & Map 81A, Lot 19, Sublot A Harold & Henrietta Kenney, 214 Mutton Road,**  
17 **Webster NH 03303 submitted by AOP Realty Holdings, LLC – Buddy Phaneuf, 243 Hanover Street,**  
18 **Manchester NH 03104, located at 172 King Street, Boscawen NH on Map 81A, Lot 20 in the Village**  
19 **District zone.**

20 Chair Randall asked if the application was complete. Mrs. Easler said it is.

21 **Motion made by Mark Varney, and seconded by Roberta Witham, to accept the application as**  
22 **complete. All in favor. None opposed.**

23 Chair Randall questioned whether the lot line adjustment was of regional impact.

24 **Motion made by Mark Varney, and seconded by Roberta Witham, that the application is not of**  
25 **regional impact, under the provisions of RSA 36:54-58. All in favor. None opposed.**

26 Joe Wichert presented the application on behalf of AOP Realty Holdings otherwise known as Phaneuf  
27 Funeral Home and Harold & Henrietta Kenney. Mr. Wichert explained they are looking to annex a  
28 portion of the Kenney property (lot A) onto the rear of the funeral home Lot (lot B). Mr. Wichert  
29 explained that this will make lot B more conforming and they are looking to put parking in the rear of  
30 the lot. Mr. Wichert explained they are asking for a waiver to not survey lot A because a recent survey  
31 was done and they are only taking a 5000 square foot piece off the parcel. Mr. Varney said this will clear  
32 up parking issues along King Street.

33 Chair Randall opened the public hearing for comment at 6:40pm, with no public present either for or  
34 against the application.

35 Chair Randall closed the public hearing after no public comment was made at 6:41pm

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**Motion made by Mark Varney, and seconded by Jeff Reardon, to approve the Lot Line Adjustment as presented with the waiver as listed in the application. All in favor. None opposed.**

**Application for Amendment to Site Plan submitted by AOP Realty Holdings, LLC – Buddy Phaneuf, 243 Hanover Street, Manchester NH 03104, located at 172 King Street, Boscawen NH on Map 81A, Lot 20 in the Village District zone.**

Chair Randall asked if the application was complete. Mrs. Easler said it is.

**Motion made by Mark Varney, and seconded by Matt Lampron, to accept the application as complete. All in favor. None opposed.**

Chair Randall questioned whether the Site Plan was of regional impact.

**Motion made by Mark Varney, and seconded by Roberta Witham, that the application is not of regional impact, under the provisions of RSA 36:54-58. All in favor. None opposed.**

Mr. Wichert presented an amended Site Plan that would provide 20 parking spots in the rear of the funeral home. Mr. Wichert explained that 17 of these parking spaces would be normal spots and 3 of the spots would be stacked spots for staff. Mr. Wichert explained that when they hold some services many cars parking along King Street and this will help resolve some of those issues. Mr. Wichert is requesting several waivers for topo, drainage features, landscaping plan and building plans and features.

Chair Randall opened the public hearing for comment at 6:50pm with no public present either for or against the application.

Chair Randall closed the public hearing after no public comment was made at 6:51pm

The Board agreed that this would clean up issues of parking.

**Motion made by Matt Lampron, and seconded by Mark Varney, to approve the Amendment to Site Plan as presented with waivers as presented in the application . All in favor. None opposed.**

**Application for 2-Lot Subdivision for Mary Weeks Family Trust, 181 King Street, Boscawen, NH submitted by Jeffrey L. Green Land Surveying Services, 416 Bumfagon Road, Loudon, NH 03307 on Map 81A, Lot 37 in the Village District zone.**

Chair Randall asked if the application is complete. Mrs. Easler said the application is not complete as listed: Compliance with Typical Road Construction Details reference as required by the Public Works Director, Dean Hollins review of application, dated 10.02.18, Subdivision Application Checklist items 8, 10, 13, 18, 19, 30, 31, 32, 33, 34, 35 & 42. Subdivision Regulation Requirements as required and in compliance with Section III, 18 and Section IX along with the Zoning Ordinance Article 18.03-Conditional Use Permit per provisions of the Village District. Mrs. Easler explained that she worked with Mr. Green and had explained to him that the hammerhead driveway would need to be relocated into the abutting property. Mrs. Easler stated a determination letter from Mr. Hardy, Code Enforcement Officer was sent

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to Mr. Green on October 2 for his information. Mr. Varney said they can't move forward with everything that is missing. Mr. Lampron said the plan states that per the applicant's plan, there is no intention of extending the existing roadway know as Lew Alice Drive into the current property. Mrs. Witham said if the requirements aren't met they are unable to accept the application.

**Motion made by Roberta Witham and seconded by Paul Dickey, that the application was incomplete and cannot be accepted by the Planning Board. All in favor. None opposed.**

Mr. Green requested a letter stating why the application is being denied and the determination letter that is stated being sent in October because he didn't receive it.

**Public Hearings:**

**Application for Lot Line Adjustment for Matthew L. McKerley Rev Trust, Priscilla L. McKerley, Trustee, 451 DW Hwy, Boscaawen NH 03303 at Map 49, Lot 6 & McKerley Family Revocable Trust, 459 DW Hwy, Boscaawen at Map 49, Lot 6, Sublot 1 submitted by T.F. Bernier, Inc., 50 Pleasant Street, Concord NH 03301 in the AR zone.**

Chair Randall asked if the application was complete. Mrs. Easler said it is.

**Motion made by Roberta Witham and seconded by Paul Dickey, to accept the application as complete. All in favor. None opposed.**

Chair Randall questioned whether the Site Plan was of regional impact.

**Motion made by Roberta Witham, and seconded by Matt Lampron, that the application is not of regional impact, under the provisions of RSA 36:54-58. All in favor. None opposed.**

Tim Bernier presented the application to the Board and introduced Matthew McKerley was here for Map 49, Lot 6, Sublot 1 and Priscilla McKerley the representative of the trust for Map 49, Lot 6. Mr. Bernier explained this is a transfer of 14 acres from Map 49, Lot 6 onto Map 49, Lot 6-1. Mr. Bernier explained there are homes on both lots and this doesn't cause any setback issues because the lots are large. Mr. Bernier said this lot will have to grant an easement to the power company.

Chair Randall opened the public hearing for comment at 7:15pm with no public present either for or against the application.

Chair Randall closed the public hearing after no public comment was made at 7:16pm

**Motion made by Mark Varney, and seconded by Jeff Reardon, to approve the Lot Line Adjustment as presented. All in favor. None opposed.**

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**Application for 2-Lot Subdivision for Gus Swenson, 41 Corn Hill Road, Boscawen NH 03303 submitted by Richard D. Bartlett & Associates, LLC, 214 North State St, Concord NH 03301 located on Map 81D, Lot 57, Sublot A in the R1 zone**

Chair Randall asked if the application was complete. Mrs. Easler said it is.

**Motion made by Roberta Witham and seconded by Mark Varney, to accept the application as complete. All in favor. None opposed.**

Chair Randall questioned whether the Site Plan was of regional impact.

**Motion made by Mark Varney, and seconded by Roberta Witham, that the application is not of regional impact, under the provisions of RSA 36:54-58. All in favor. None opposed.**

Brandon and Gus Swenson presented the application. Brandon Swenson explained the property is owned by his father Gus. Brandon Swenson said the new lot will be just under 1 acre with 130 feet of road frontage. Gus Swenson said they were requested to receive water authorization which they did receive approval to service the lot via email if that is acceptable. Alan Hardy said email is sufficient for acknowledgment of servicing the lot by the Penacook Boscawen Water Precinct. The Site was reviewed for wetlands by Stonyridge Environmental and no wetlands were found. A waiver was requested to not survey the whole lot due to it being such a small subdivision. Mrs. Easler said that a letter was received from Richard Bartlett stating a determination letter from code enforcement was required. A Zoning compliance certificate was obtained. Chair Randall said the lot would be subject to impact fees.

Chair Randall opened the public hearing for comment at 7:27pm, with no public present for or against accept for an abutter.

Mr. Dickey is an abutter and in favor.

Chair Randall closed the public hearing after no public comment was made at 7:28pm

**Motion made by Paul Dickey, and seconded by Roberta Witham, to approve the Subdivision as presented subject to impact fees per Article XX and with a waiver as presented in the application. All in favor. None opposed.**

**Minutes:**

**Motion made by Roberta Witham and seconded by Jeff Reardon, to approve the minutes of September 11, 2018 as presented. All in favor. None opposed.**

**Board Discussion:**

Chair Randall said next month the Board will be doing the population and demographics. She also wanted to mention the unnamed hill is now named Boscawen Hill.

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130 The Board were given dates for the 2019 Planning Board Meetings. All were the same every month  
131 except for the March date due to Town meeting.

132 Mr. Varney brought up 145 King Street and the fence. Mr. Reardon said two chunks of fence along King  
133 Street are not fenced but he has curb cut for the entrance. Mr. Varney questioned an expiration on the  
134 permit. Mr. Lampron said the fence is tall. Mr. Hardy the original condition of the Planning Board  
135 required nothing to be seen inside the fence. Due to the condition of the approval he is allowed to have  
136 a taller fence. Mr. Lampron noted that Mr. Hardy could contact NH DOT District 5 to check on  
137 expiration of curb cuts. Mr. Hardy said if it is no longer valid we could pass the information onto the  
138 property owner.

139 **Adjournment: Motion made by Mark Varney and seconded by Roberta Witham, to adjourn. All in**  
140 **favor. None opposed.**