

Town of Boscawen, NH

PLANNING BOARD

Boscawen Municipal Complex

MEETING MINUTES – FINAL

Tuesday, March 1, 2016 at 6:30 PM

Planning Board Members present: Bruce Crawford, Chair; Douglas Hartford, Roberta Witham, Bernie Davis, Jr. and Alternate Member, Jeff Reardon. Rhoda Hardy and Matt Lampron arrived at 6:38 p.m.*

Planning Board Members absent: Paul Strieby, Vice Chair, Roger Sanborn, ex-officio Alternative Member

Others present: Eugene F. Sullivan, III, Attorney for California Fields, LLC – Peter Henenberg; Alan Hardy, Planning & Community Development Director; Kellee Jo Easler Planning and Community Development Assistant.

Chairman Crawford called the meeting to order at 6:31 p.m., and named Jeff Reardon as voting member. (*see attendance above)

Approval of Minutes

Motion made by Jeff Reardon, second by Roberta Witham, to approve the minutes of the February 2, 2016 meeting, as presented. Motion passed unanimously.

New Business

Attorney Eugene Sullivan, representing California Fields, came forward and re-visited the discussion held during the Planning Board's December 2015 meeting regarding impact fees and the compromise reached between the Planning Board and Mr. Peter Henenberg, Manager of California Fields. Both California Fields and the Planning Board agreed that an impact fee of \$1,315 per unit would be a reasonable compromise. Alan Hardy said he agreed with the applicant and their counsel and that tonight's hearing was necessary because the last meeting was not done in a public hearing. Bernie Davis confirmed that California Fields was not trying to change anything. Attorney Sullivan said nothing was being changed but he did ask that the \$600 application fee be waived.

At 6:42 p.m. and in accord with RSA 676:4, I (d), (1), Chairman Crawford opened a public hearing on the application submitted by California Fields, LLC. Susan Ciera said she was unfamiliar with the process but was concerned that a compromise had been reached prior to public input and wants to get as much as possible in impact fees since the project will impact the community. She is concerned about taxes for school, town, and roads. Bernie Davis explained that during the process an error was made that could have resulted in litigation and much more costly to the town; hence, the compromise. Alan Hardy stated that in 2007 an impact fee of \$16,200 was assessed for the construction of an "offsite playground" which benefitted the town. Now, the town would not get the recreation impact fee because they've been taken out. Another resident asked about the new road? Attorney Sullivan noted that the road up Tremont Street is private and pointed out the location of the new road on the map.

No further comments, in favor or opposed, were made by any abutters or members of the public. Chairman Crawford closed the public hearing at 6:54 p.m.

Doug Hartford moved, second by Bernie Davis, to waive a portion of the impact fees proposed under the Town Ordinance and assess an impact fee of \$1,315 per residential unit (in addition to the \$16,200 contribution in offsite improvements). Motion passed unanimously.

Kellee Jo Easler said that the applicant has requested that \$250 of the \$600 application fee be waived. Board members discussed the matter. Alan Hardy said the costs to the town have been paid. Chairman Crawford felt that enough had been given away and a number of Board members felt the same.

Rhoda Hardy moved, second by Doug Hartford, to not grant the waiver of \$250. Motion passed 6-1 (Bernie Davis opposed). Attorney Sullivan said that construction is expected to begin this spring.

In accord with RSA 676:4, I (d), (1), Chairman Crawford opened a public hearing on the Transportation and Energy portions of the Master Plan. No comments, in favor or opposed, were made by any members of the public. Chairman Crawford closed the public hearing.

Doug Hartford moved, second by Bernie Davis, to adopt the updated Transportation and Energy portions of the Master Plan. Motion passed unanimously.

Chairman Crawford said that an amendment was made to the Agritourism bill that allowed towns to “opt out”. Senator Boutin’s bill will be heard tomorrow and is expected to be referred to another committee. Alan Hardy distributed a copy of a Concord Monitor article regarding the Timber Hill Farm who has created a profitable new wedding venue combining agriculture and tourism (one definition of agritourism).

Chairman Crawford announced that the Town Meeting will be held next week and encouraged anyone able to come by from 7:00 a.m. to 7:00 p.m. to promote and support various initiatives that people will be voting on. Rhoda Hardy and Roberta Witham will attend. Chairman Crawford also said that a resolution was being put forth by Bill Murphy regarding the Upper Merrimack River Local Advisory Committee (UMRLAC) promoting the federal Wild and Scenic River designation for the Franklin and Concord portions of the Merrimack River with the clear intention of eventually forcing the inclusion of the Boscawen/Canterbury section of the river as part of the designation. A vote in favor of the resolution is sought. Alan Hardy passed around a copy of the resolution.

Chairman Crawford urged everyone to attend the School Budget hearing. Mr. Hardy said that the new tax rate went up by \$1.17 for the school district alone. Chairman Crawford stated that Fred Regan who participates in the CIP program was asked repeatedly if the school needed any capital improvements and they were repeatedly told “NO”. Now they need a gym floor and they are doing something about school buses. They should be putting money aside every year.

Rhoda Hardy asked to step down as a full member of the Planning Board and serve as an alternate going forward. Jeff Reardon, Alternate Board member, agreed to serve as a full member. **Doug Hartford moved, second by Matt Lampron, to recommend Rhoda Hardy serve as an alternate member and**

Jeff Reardon serve as a full member of the Planning Board effective immediately. Motion passed unanimously.

Adjournment

Doug Hartford moved, second by Matt Lampron, to adjourn the meeting at 7:53 p.m.

The next regular meeting of the Planning Board will be held on April 5, 2016 at 6:30 p.m.

Minutes are respectfully submitted by Suzanne Beauchesne