

Town of Boscawen
Planning Board
Boscawen Municipal Complex
Final Meeting Minutes
Tuesday, February 6, 2018 at 6:30pm

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

Alternate Members Present: Jeff Reardon

Members Absent: Rhoda Hardy, Matt Lampron, Roger Sanborn – Alternate Ex-Officio

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

Chair Crawford called the meeting to order at 6:30 pm.

Chair Crawford began the meeting by stating Jeff Reardon will be a voting member.

Review of January 2, 2018 Draft Meeting Minutes:

Corrections were made for Line 35 after the word designates to take out and. On Line 61 However needs a comma after it. On Lines 75 to 76 to take out the sentence Mr. Hardy mentioned that there is a street light in the park by the Municipal Office that costs the town over \$20,000.00 a year. On Line 104 to correct spelling of Mr. Screven's to Mr. Scriven's.

MOTION: Mr. Varney made the motion to accept the Draft Meeting Minutes of January 2, 2018. Mr. Scrivens seconded. All in favor, none opposed.

New Business:

Joseph Wichert was here to speak on behalf of Kelly Landry the property owner and Don Fannie who is working as the realtor. He began his presentation with showing a map and information on the conceptual and mentioned the last time they were in front of the Board they subdivided what they called Phase II for the property on the west side of Knowlton Road. When they received the review comments back from Central NH Regional Planning Commission, Matt Monahan talked about requiring a number of studies in accordance with the subdivision regulations. They have gone through those studies and have also talked to Mrs. Easler and Mr. Hardy. They have approached Bruce Mayberry to look at the property and let them know the scope of what he would do for these studies. Mr. Mayberry has responded back with a letter and his opinion that based on the number of units they shouldn't need these studies. At this point Mr. Wichert asked the Board if they are comfortable with the letter from Mr. Mayberry and if everyone is in agreement that they shouldn't have to do the studies. He also would need to know if a traffic study will be required.

Mr. Wichert is looking for feedback from the Board before submission as to what is needed for the Fiscal Impact Analysis with Mr. Mayberry's report because we only reach the threshold if we have 29 to 30 units.

- The Community Services Impact assessment if it contains 100 lots, 100 units or 100 acres and that they have not gone over.
- The School Impact Analysis depending on the number of children in the classroom.

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- If a Traffic Study is needed.
- Parks & Recreation Fee for a donation of 5.6 acres if the Town accepts the land for a park.

Chair Crawford stated these new lots that are being created are not on just one but two separate roads of Corn Hill Road and Water Street. Based on this information he doesn't think this is an issue or that a traffic study is needed. It was agreed by all the Board that a traffic study would not be required.

Chair Crawford stated that in regards to the park, every time someone donates land to the town that there is a cost that goes with it. It was suggested that there could be a cash donation for the land and the Board agreed.

Mr. Hardy stated the Park donation would be up to them to make a proposal and that it can be negotiated.

Mr. Wichert stated they will start soon with the Corn Hill lots first because they are the simplest ones and don't need DOT for an approval on the driveways. Then they will work with DOT on the interim for the Water Street lots and to make sure the location for the curb cut will work for them. They have also decided to go with well water and septic systems.

Mrs. Randall brought up the fact that with all the new housing construction that this will impact the schools. The discussion went on about how if only residential construction is being built and how it will affect us and that we will need more commercial businesses. Mr. Hardy stated that Concord is considering changing their zoning and it may have a positive impact on Boscawen. Chair Crawford added that there has been around five new subdivisions that have been built and if they were all built at the same time we would have been able to have a conversation on the impact of our schools. However, the way these subdivisions have been built with time space between each it doesn't allow it.

Public Hearing opened for Master Plan at 7:30pm

Transportation:

Mrs. Easler presented six maps and they were shown to the Board. It was decided for everyone to read the Master Plan Transportation Chapter prior to the next meeting scheduled on March 6, 2018 at 7:30pm.

MOTION: Mr. Varney made the motion to continue the Transportation Master Plan on March 6, 2018 at 7:30pm. Mrs. Witham seconded. All in favor, none opposed.

Public Hearing for Master Plan closed at 7:36pm.

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Public Hearing opened for Impact Fees at 7:47pm.

Impact Fees:

Mrs. Easler asked if they were going to do an accessory dwelling unit (ADU) for elderly waiver. Elderly applicants can come to the Board and ask for a waiver. It was decided for everyone to read it for the next meeting scheduled on March 6, 2018 at 7:30pm.

MOTION: Mr. Reardon made the motion to accept the Impact Fee Report on the Master Plan at 8:50pm effective February 7, 2018. Mrs. Randall seconded. All in favor, none opposed.

Public Hearing closed for Impact Fees at 7:55pm.

Village District Update:

Chair Crawford introduced Brian Fleury and asked him if he would like to be an alternate on the Planning Board. Mr. Fleury agreed. Mr. Reardon nominated him and Mr. Scrivens seconded. Mr. Fleury will need to submit his application to the Selectmen for review.

Chair Crawford stated he wrote a letter in September to the City of Concord about Whitney Road. Since then they have done some re-zoning starting at Whitney Road and put in a grocery store, several retail stores and a liquor store on Exit 17. This will also have rail access. This should increase jobs for the area. Mr. Crawford read the letter to the board.

Amendment to Site Plan & Subdivision Regulations:

Discussion ensued on new signature block for possible amendment to the Subdivision and Site Plan Regulations. It was decided to add the section recommended and a Public Hearing will be held on March 6, 2018 for both the Site Plan and Subdivision.

Mrs. Easler mentioned that Chair Crawford and Matt Lampron will be finishing their terms at the end of April. Mr. Reardon made a recommendation to reappoint Bruce Crawford as a member to be submitted to the Board of Selectmen.

Next meeting is the Town Meeting March 13, 2018. Chair Crawford also stated they need volunteers that day at the Town Hall from 7:00am to 7:00pm if anyone is interested.

Mr. Hardy stated this needs to go to the site plan and subdivision and set up for a hearing. Mrs. Easler stated we can set this up for next month at the Planning Board Meeting.

The meeting adjourned at 8:55pm.

Minutes respectfully submitted by Linda Chandonnet.