

**Town of Boscawen**  
**Planning Board**  
Boscawen Municipal Complex  
Final Meeting Minutes  
Tuesday, January 2, 2018 at 6:30 pm

Members Present: Bruce Crawford - Chair, Matt Lampron, James Scrivens, Barbara Randall

Alternate Members Present: Jeff Reardon, Mark Varney

Members Absent: Rhoda Hardy, Roger Sanborn

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

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Chair Crawford called the meeting to order at 6:35 pm.

New Business:

The meeting began as Dean Williams from Central Regional Planning Commission who has been working on the Transportation Chapter of the Plains Village District. The last time Mr. Williams was here they were talking about the overview outline of the chapter and would like everyone to look at it. Since then he has taken some of what they talked about and incorporated into the older draft and updated all the data and then had it sent out last week for the Planning Board to look at it and for everyone in the room to go over it. He's hoping to get any comments that anyone may have, and one of the recommendations he has heard is to change the format from landscape to portrait. There will be some definite changes that will need to be done to it. Mr. Hardy suggested to add some pictures that go with the topic of transportation and the Town of Boscawen. Mr. Williams stated he didn't have any pictures and if anyone had some to add that they could send them to him. Mr. Hardy stated he had many pictures he could share with him. Chair Crawford stated he had a chance to look at the pamphlet and it seemed fine to him, the only question he had is on page 29 Table 7 and asked if Mutton Road is part of Boscawen and it was determined that 200 feet of the road is. Mr. Hardy talked about Tote Road and one of the property owners on Tote West would like to file an Action of Adverse Possession and will be going to court. If the property owners are successful it will be out of our view and part of a driveway and is the one that will get the most debate. Mr. Hardy also described where Round Road is and he will also find a drawing he has of how it's all interconnected and he will send it out to everyone. Another road of discussion was Fisher Avenue and currently there's a debate of how long the road is and where it stops.

Mr. Williams asked if there were any scenic roads in Boscawen? Mr. Hardy answered him that this has been brought up before and it never went past the discussion.

Chair Crawford asked what is a Federal Functional Class Road? Mr. Williams answered, there's the State Classification which designates who basically maintains the roads and the Federal Functional Classification determines what roads are eligible for Federal Funding. In Boscawen it's only Routes 3, Route 4 and possibly Tremont Hill and he directed him to look at page 9 of the pamphlet. Chair Crawford asked if any of the bridges have structural deficiencies. Mr. Williams stated if the bridges are less than 20 feet they don't rate them anymore. There are only 3 bridges in town that they look at and if they don't have any deficiencies it's because they are either newer construction or in good shape. Mr. Hardy asked to look at page 34, objective 15 through facilitate the expanded Town Trail Network in Boscawen and when they did the Listening Session at the

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Winthrop Carter House on November 14, 2016, one of the things that came out of that was accessing the Rail Trail through the lower access by Dunkin Donuts. Do we want to actively pursue that? Chair Crawford stated we should pursue it and put it on our wish list too. There was discussion about snowmobilers and not having access to the trails and using alternate routes. It was also suggested to have better access from Route 4 to Rail Trail along Dunkin Donuts. Mr. Williams agreed and will add this to the plan. Mr. Hardy stated the original layout shows access was there many years ago. Chair Crawford asked if anyone had any comments on this and is happy with what was presented. Mr. Williams stated that anyone is welcome to add anything and to just let him know and send him an email. Mr. Hardy stated he will send him the Boscawen photos and asked when he would like to do a Public Hearing and it was decided they will wait until all the pictures and information has been added.

Chair Crawford asked if the Energy Chapter has had anything changed. Mr. Hardy replied that he met with Joanne Cassulo from CNHRPC and they went over it and there were little updates but no serious changes. She has updated some of the older information, however unless there are specific projects that we want to work towards that this is in the current state. Chair Crawford asked Mr. Hardy how much of it can we do? Mr. Hardy replied that the next thing we could do is to put in a solar array, and we have two good resources for people and they are Ed Cherian and Charles Niebling. However, unless they say everything is aligned just right for Boscawen to do it, and until they come back with a recommendation to proceed there's not much we can do. Now there is a good possibility that if the County goes forward with their plans they would like to put up a solar array up on a hill. Steve Merrill the County Administrator would also like to have a huge solar array and sell the power back to the member towns. If this does happen he thinks Boscawen would be high on the list. That would be the only other possibility of solar for the town. Chair Crawford stated there is so much of this that depends on other somebody else doing something whether it's State or Federal what can the town do about anything? Mr. Hardy answered that there isn't much. If you run the numbers for solar it gets paid off at year 24 and for a normal useful life it's 25 years, so there are no free years.

Mr. Hardy stated that there is one thing he would like to do that is somewhat related are the street lights. He is trying to find out how to get at them, because according to Unitil there is no rate charges created for LED street lighting and their territory. He said he was given a name to contact today for Unitil and to get something started with them. He would like the town to change to LED lighting. If we could buy out and do a program where it takes the net savings and then reinvests the lights and having them installed and get a rate code they may be able to pull something like this off. This year the Board is going to lower the budget for the facilities and one main thing that stands out are the street lights. If the power would go in the ground and the town puts up its own lights then Unitil won't have any control over it. Mr. Hardy added that Unitil doesn't want to change to LED because of their flat rate and to have a new rate code because they will lose money. These big lights are unmetered and they get a rate charge that's approved by the public utilities and they charge us by the light and whatever that bulb is, whether that light is working or not.

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Chair Crawford began the next topic of Demographics. Mr. Hardy stated they had the demographics done for quite a while and we won't get an update for the foreseeable future so these numbers are good. The next one is 2024 so this could be put up for a public hearing at the same time and we can do all three at once.

Chair Crawford turned to the Impact Fees section. Mr. Hardy stated that this is the update from Bruce and he said he would come from Maine to talk to the Board if we wanted him to. Mr. Hardy didn't think Bruce would have to come to the meeting. He was surprised that the Impact Fees did go up, it was the operating cost is what drove this change and the costs to run it and it makes sense. Mr. Hardy says he likes the way things are going with the Impact Fees because the money that was spent this year stayed within the town and was for our school district and not going to the debt reduction it's going to Boscawen Elementary School. Looking at the two projects of the generator system going in and second means of egress to the Boscawen Elementary School and are both good things we committed these dollars to. The new generator and the sound system in the Meeting Room have not been paid with a single tax dollar it has all been paid with the impact fees collected.

They discussed the Accessory Dwelling Unit (ADU) on page 2 and how seniors can ask the Board for relief. Mr. Hardy stated it will be handled case by case. Mr. Scriven's asked how the town will keep track of this if the senior passes away. Mr. Hardy stated it wouldn't be automatic it would be a manual process. The average costs of per student to educate in Boscawen and what that number is and it's going to create a real problem in the future. How are we going to recover that costs with the single family home that will give us about \$5,000.00 and if you have a cost of \$13,000.00 it's going to take an additional single family home plus some commercial property to make that balance work. Mr. Hardy suspects the ADU and the Tiny Home are going to create a real problem for not just our Town but for Society because there is no asset. He asked what we are going to tax that tiny home as. If all of a sudden you have a family that comes into a tiny home and they have two children, they are eligible for school but you wouldn't have the asset to bring the taxes back in. Mr. Hardy said that other than that, this ADU is ready to go. Chair Crawford stated that the best thing to do is add an impact fee on ADU's, then with a wavier provision. The conversation continued on about Tiny Homes and RV's. Mr. Hardy stated that once you approve this ADU we will execute it by the building permit date. When someone comes in and they are issued a building permit and if this ADU is in place, then it will take over. Chair Crawford asked if we need a hearing for this also. Mr. Hardy replied, yes we do and all the hearings can be done at the same time.

Chair Crawford said the next topic is the Town Report and that he isn't comfortable with writing it. Mr. Hardy suggested that he can just write where we have been and where we are going and to leave out the middle. Chair Crawford agreed. Mrs. Easler stated she would send Chair Crawford a list of past discussions for him. Mr. Hardy added that looking forward they do want to talk about the ten year plan, the master plan work and other technical reviews. Mrs. Easler stated she will look these up for him. She also mentioned what's not included on the agenda is the schedule planner for the Planning Board. She's completed the schedules for 2018 and 2019 and will need to submit it for the town report and asked if someone would go over it to see if there needs to be

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any corrections made. There was also a question for a meeting July 10<sup>th</sup> rather than July 3<sup>rd</sup>? All agreed. Mr. Lampron noticed that it's Election Day on November 6<sup>th</sup> and we will need another date and Chair Crawford suggested November 13<sup>th</sup>. Mr. Hardy added that the deadline needs to be changed to October 23<sup>rd</sup>. It was also decided to keep September 4th which is the day after Labor Day.

Old Business:

Chair Crawford brought up Dollar General's Appeal to Superior Court. Mr. Hardy added the process is not different than any other case. The actual hearing will be April 30<sup>th</sup> 2018. He asked Chair Crawford how he would like to get his mailing on this matter and if he wants it the same way as everyone else? Chair Crawford agreed. Mr. Hardy stated this is a public process so going forward we'll try to do that and he can't think of anything that wouldn't be public. That process will take the next steps April 30<sup>th</sup> and we'll go from what the Judge tells us.

Future Business:

Public Listening Session for the Plains Village District on January 9, 2018 at 6:00 pm followed by a Public Hearing afterwards. There will be links on Boscawen's public website of the updated Maps for people to look at.

Mr. Hardy asked the Board if they wanted to try and pick the zone boundary today or next week? Chair Crawford stated he thought they agreed on one that stopped at Hardy's which would be Map C1. Mrs. Easler mentioned that we also need to send out the letters because that was one thing the town people wanted and we will need to send these letters out right away. There was discussion on the maps and boundaries and it was decided that C1 would be the best option as it can always be cut back if they need to.

**MOTION: Mr. Varney made the motion to accept C1 Map for the Plains Village District. Mr. Lampron seconded. All in favor, none opposed.**

Draft Minutes for 12.05.17:

Chair Crawford ask if anyone had changes to the Draft Minutes. The following corrections were given 1.) On page 5 line #171 to change to Winthrop Carter House. 2.) On page 5 line #183 to take out extra up to. 3.) On page 6 line # 211 it should read MJ's. It 4.) On page 4 line #147 should read Mr. Scrivens 5.) On page 5 line #200 should read Carey's. 6.) On page 6 line #218 should read Mrs. Hardy and not Rhoda.

**MOTION: Mrs. Randall made the motion to accept the draft minutes for 12.05.17. Mr. Scrivens seconded. All in favor, none opposed.**

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**MOTION: Mrs. Witham made the motion to adjourn the meeting at 7:55pm. Mr. Scrivens seconded. All in favor, none opposed.**

**The meeting adjourned at 7:55pm.**

*Minutes respectfully submitted by Linda Chandonnet.*