

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/22/18

The meeting was called to order at 6:45 p.m. by Chairman Peter Hogan. Present were Vice Chairman Mark Suennen, regular Board members Ed Carroll and David Litwinovich.

Also present were Planning Coordinator Shannon Silver and Planning Board Assistant Nadine Scholes.

Absent was Selectman Ex-Officio Rodney Towne and Planning Consultant Mark Fougere.

Present in the audience for all or part of the meeting were Charles Peak, Jeffrey Green, Deb Buck, Martha and Clayton Savoy.

**TOWNES FAMILY TRUST**

**Adjourned from May 8, 2018**

Submission of Application/Public Hearing/Major Subdivision/2 Lots

Location: South Hill & Lyndeborough Roads

Tax Map/Lot #10/73

Residential-Agricultural "R-A" District

Peter Hogan noted the Board had a letter requesting to postpone the hearing for Townes Family Trust. The Planning Coordinator, Shannon Silver stated that the hearing would be adjourned to the meeting on June 12, 2018, at 6:30 p.m.

David Litwinovich **MOVED** to adjourn the Townes Family Trust hearing to the meeting on June 12, 2018, at 6:30 p.m. Mark Suennen seconded the motion and it **PASSED** unanimously.

**Continued Discussion, re: Revisions and/or Additions to Master Plan Draft**

Mark Suennen stated he had not read through the entire Master Plan draft, he only got to Chapter 7 out of the 9 but without Mark Fougere in attendance he would like to wait to suggest edits. He continued that he had a few items he would like the opinions from the other Board members. First, the pages were not numbered and should be. Mark Suennen referred to the actions listed under the Small Scale Commercial and Light Industrial Development Goal, as he believed they do not speak to the guidelines. He was unsure on how to word it but he had thought an action should be added to inform people that New Boston is open for new business opportunities and the Town encouraged new home businesses as an incubator to new Commercial development. Peter Hogan said that when he spoke to people about starting a new home business, they should predict an anticipated growth limit, with expected employees, traffic, parking, etc., and decide a point of when the business should be moved into a suitable commercial space. Mark Suennen said that was exactly what he was trying to explain. He suggested the action could be as follows, 'that we, the Town, encourage home based business as incubation to create a

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/22/18

**Continued Discussion, re: Revisions and/or Additions to Master Plan Draft, cont.**

new industry with the idea they would grow into eventually needing to move the business into a suitable commercial space for the growth size.’ Peter Hogan and David Litwinovich agreed.

Mark Suennen believed the action was not written properly under the Conservation and Natural Resources Goal, it states ‘to encourage buffer zones along lot lines from clear cutting.’ He believed the Board intended the action to state ‘to maintain buffer zones along lot lines and prevent them from being clear cut.’ The Board agreed that the action should be rewritten as Mark Suennen noted.

Ed Carroll noted that he would like to see more in the Master Plan in regards to housing diversity and encouraging development of housing to attract other types of population to New Boston, i.e. singles, younger age groups, etc. David Litwinovich mentioned that under Housing Goals, the Master Plan had the guideline ‘to allow for a range of housing types and choices within the Town’s land use regulations’, and asked Ed Carroll if he believed there should be more under this guideline. Ed Carroll replied that the State was doing everything possible to keep younger age groups in New Hampshire and with New Boston being an aging community, he thought there should be a goal added to encourage housing that would attract these types of population to want to move to New Boston. Mark Suennen said that a goal could be added if Ed Carroll had specific wording for the goal that would be more than the general statement. Ed Carroll said that a goal to encourage the development of more multi-family housing for sale or as rental properties. Mark Suennen noted that the data showed a decrease in rental units occupied from 2010 to 2014 in the Housing Chapter and New Boston had the lowest percentages in the Region for available rental units. Mark Suennen continued that a statement could be added under the figures with this data that states it would be in the Town’s best interest to not put barriers on a property becoming a rental unit. Ed Carroll asked if the Board would want to include a statement to encourage housing that would be affordable to younger generations. Peter Hogan opined that it would not be the mortgage that would not be affordable; it would be the taxes, if taxes keep increasing at the current rate, in 20 years that would be what makes homes in New Boston unaffordable. Ed Carroll replied that taxes could be discussed in a separate conversation, he was simply asking if something should be added to the Master Plan under the Housing Chapter to encourage development of more affordable housing, he was thinking more along the lines of rental property, to diversify the age groups living in New Boston. Mark Suennen noted that since New Boston was on the lower end of the percentages for available rental units, there could be something added to state that we encourage (or not discourage) properties becoming rental units to increase the percentage for rental space available. Ed Carroll believed that what Mark Suennen suggested could work. Mark Suennen noted that Ed Carroll could suggest what he would like to add to the Master Plan at the next meeting with Mark Fougere. David Litwinovich asked if Ed Carroll wanted to beef up the Housing Chapter or add a new section all together. He believed that the guideline already in the Master Plan satisfied what Ed Carroll had suggested, and could be beefed up to include housing that would be more affordable to younger generations. The Planning Coordinator, Shannon Silver wanted to clarify what the Board had suggested, and explained that ‘to provide for a range of ages’ could be added after the Housing guideline in the Master Plan now, or asked if this should be added somewhere else in the Master Plan.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/22/18

**Continued Discussion, re: Revisions and/or Additions to Master Plan Draft, cont.**

Ed Carroll believed it would be best to add under the Housing Stock data. David Litwinovich noted that the Chapters were more for data purposes, if there were to be a guideline added he believed it would be best to note under the Housing Goal. Ed Carroll asked David Litwinovich if he would have any wording that he would suggest. David Litwinovich and Mark Suennen both thought the Planning Coordinator was on the right track with what she suggested. Mark Suennen suggested 'to allow for a range of housing types and choices (including ownership & rentals) within the Town's land use regulations for the full range of age demographics. David Litwinovich noted that the ADU Law covers rental properties being available to both younger and older generations.

David Litwinovich believed the added Maps were a good addition to the Master Plan but he hadn't really got the chance to review the Master Plan in depth. He expressed that he thought the Chapters may be too long with the supporting data. He mentioned that the Board had discussed adding an appendix and if an appendix were still to be added, there would be no reason for each Chapter to be 5 or more pages with the paragraphs under each graph to interpret what was shown in the graphs. Ed Carroll asked David Litwinovich if he was suggesting removing graphs and keeping the paragraphs. David Litwinovich replied that he thought the graphs could stay and the paragraphs be removed. David Litwinovich explained that a Master Plan requires including a vision statement and future land use. Mark Suennen asked if David Litwinovich would like to see the Master Plan itself to include goals, objectives, vision statement and future land use, with everything else in the appendix. David Litwinovich answered that he would like to suggest it be discussed as an option. Mark Suennen believed the Master Plan to have the right amount of information; the Board had reviewed the goals and objectives extensively and should not need many more changes. David Litwinovich said he would prefer to see the existing and future land use chapters moved ahead of Chapter 2.

Mark Suennen suggested that each Board member could present their suggested changes to Mark Fougere at the next meeting and the Board should decide on a deadline for the final draft to be complete, then have the public hearing to adopt the Master Plan update.

David Litwinovich asked the Planning Coordinator, Shannon Silver if Mark Fougere could send the Board the word document to edit and bring the suggested changes to the next meeting. She said yes.

Peter Hogan noted that Miscellaneous Items would be reviewed before the next hearing scheduled for 7:30 +/-.

**Miscellaneous Business and correspondence for the meeting of May 22, 2018, including, but not limited to:**

1. Approval of the March 27, 2018, meeting minutes, with or without changes. (distributed by email)

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/22/18

**Miscellaneous Business and correspondence, cont.**

Mark Suennen **MOVED** to approve the March 27, 2018, meeting minutes, with changes. Ed Carroll seconded the motion and it **PASSED** unanimously.

2. Approval of the April 10, 2018, meeting minutes, with or without changes. (distributed by email)

Mark Suennen **MOVED** to approve the April 10, 2018, meeting minutes, with changes. Ed Carroll seconded the motion and it **PASSED** unanimously.

3. Distribution of the April 24, 2018, meeting minutes, for approval, at the June 12, 2018, meeting, with or without changes. (distributed by email)
4. Distribution of the May 8, 2018, meeting minutes, for approval, at the June 12, 2018, meeting, with or without changes. (distributed by email)
5. Letter dated May 14, 2018, with Site Plan attachment, from JoAnn Duffy, Planning & Economic Developer, Town of Goffstown, to the Town of New Boston, re: Abutter Notification of Site Plan Application of Regional Impact, for the Board's action.

Peter Hogan asked if the proposed application was for a cell tower. The Planning Coordinator, Shannon Silver answered yes. Mark Suennen asked if the site was near the cemetery in Goffstown. The Planning Coordinator answered yes, it was off of Route 114. Mark Suennen thought New Boston was too far to be concerned an abutter to this project and opined that there would be no impact to New Boston. Peter Hogan mentioned it could have been determined to be a visual concern. The Planning Coordinator agreed with Peter Hogan and noted that a visual impact could have been the reason for notice of potential impact to New Boston from Goffstown; the cell tower would most likely be seen from far distances. The Board decided that this project would not have any impacts on New Boston.

6. Copy of Letter, dated May 16, 2018, from Brenton Cole, P.E., Keach-Nordstrom Associates, Inc., to Chip Meany, Land Use Coordinator, Town of Weare, re: NRSPR Review Comments for Whitetail Commercial Development, for the Board's information.

Mark Suennen noted that he planned on attending the Weare Planning Board meeting, on Thursday, May 24, 2018, to support the concerned citizens that asked the Board to get involved. David Litwinovich noted that the Weare Planning Board meeting minutes were available online and mentioned there is a proposed infiltration detention pond that would withstand a 25 year event. He asked if he was correct to think that there had been a few 100-year events over the last decade. Mark Suennen said yes, but explained that the State had agreed to redefine what

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/22/18

**Miscellaneous Business and correspondence, cont.**

quantity and concentration defined a 25, 50 and 100-year storm event. David Litwinovich said that if the State had recently redefined what defines a 25-year event, the proposed detention pond should be up to what the State currently had for those standards.

7. Letter with attachments dated May 8, 2018, from Kevin M. Leonard, P.E., Northpoint Engineering, to the Planning Coordinator, Shannon Silver, re: Twin Bridge Estates – Phase II – Crack Sealing Confirmation, for the Board’s action. (previously distributed)

The Planning Coordinator, Shannon Silver, noted that the Board had decided at the last meeting to wait for the Road Agent’s input before releasing the road maintenance bond. She noted that the Road Agent had inspected the road and was satisfied with the repairs. The Board would need to motion to release the 2-year road maintenance bond.

Mark Suennen **MOVED** to release the 2-year maintenance bond. David Litwinovich seconded the motion and it **PASSED** unanimously.

**CLAYTON L. & MARTHA L. SAVOY (OWNER)** **Adjourned from May 8, 2018**

**JEFFREY L. GREEN LAND SURVEYING SERVICES (APPLICANT)**

Submission of Application/Public Hearing/Major Subdivision/2 Lots

Location: Lyndeborough Road

Tax Map/Lot #10/70

Residential-Agricultural “R-A” District

Jeffrey Green noted he had submitted all the items he had missed with submission. The Site Walk was completed on Monday, May 14, 2018. He noted the only item left was to set the monuments, one rebar on the rear lot line and one granite bound on the front lot line.

Mark Suennen noted the test pit was being dug during the site walk and asked if the test pit data report was submitted. Jeffrey Green handed the Planning Coordinator the report for the test pit. He noted the pit was dug to 60” and found to be light brown sandy loam without hitting the water table but at 60” deep the material started to get rocky.

Mark Suennen **MOVED** to accept the application as complete. David Litwinovich seconded the motion and it **PASSED** unanimously.

Mark Suennen asked if David Litwinovich had any concerns from the site walk. David Litwinovich said he had no concerns from the site walk. He noted they had gone all the way to the river in the back of the lot.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/22/18

**CLAYTON L. & MARTHA L. SAVOY, cont.**

Mark Suennen asked Jeffrey Green if a decision was made on the driveway after the discussion at the site walk. Jeffrey Green said the driveway entry was moved about 45' to where the Board suggested for the driveway entry off the road for better site distance.

Mark Suennen mentioned that the owner of the property had no intent on developing the subdivided lot at this time and the existing house would be sold. There would be no increase or impacts on traffic, fiscal or environment.

Mark Suennen **MOVED** to grant the waivers for the environmental, fiscal, and traffic studies. David Litwinovich seconded the motion and it **PASSED** unanimously.

Mark Suennen noted the plan had sufficient topography and wetlands shown in the area proposed for future development, the Board would be able grant the waiver requested for the topography and wetlands on the entire lot.

Mark Suennen **MOVED** to grant the waiver request for the topographic contours of entire parcel. David Litwinovich seconded the motion and it **PASSED** unanimously.

Mark Suennen **MOVED** to grant the waiver to show the wetlands on the entire lot. David Litwinovich seconded the motion and it **PASSED** unanimously.

Mark Suennen asked what the owners would like to identify for the active and substantial improvements on the new lot. Jeffrey Green said the owners had no intent on building but noted the driveway area would be cleared within 24 months and the driveway apron would be installed within 5 years.

Mark Suennen read off the conditions precedent and asked Jeffrey Green how long he would need to complete the conditions. Jeffrey Green asked for 60 days. The Planning Coordinator noted that the deadline would be July 22, 2018.

Mark Suennen asked the Planning Coordinator, Shannon Silver, if the driveway permit would need to be approved and signed off by the Board. She said yes.

Mark Suennen **MOVED** to approve the driveway permit for the new lot, Tax Map/Lot #10/70-1. David Litwinovich seconded the motion and it **PASSED** unanimously.

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2018**

5/22/18

**CLAYTON L. & MARTHA L. SAVOY, cont.**

Mark Suennen **MOVED** to approve the Minor Subdivision/2 lots for Martha and Clayton Savoy, Tax Map/Lot #10/70, Lyndeborough Road. Ed Carroll seconded the motion and it **PASSED** unanimously.

Mark Suennen mentioned to Ed Carroll that CEDS would have the final documents available in June 2018. Ed Carroll said he had received the email.

Mark Suennen **MOVED** to adjourn the meeting at 7:55 p.m. David Litwinovich seconded the motion and it **PASSED** unanimously.

Respectfully submitted,  
Nadine Scholes, Planning Board Assistant

Minutes Approved: 8/14/18