

**TOWN OF NEW BOSTON  
NEW BOSTON PLANNING BOARD  
Minutes of 2021**

7/27/21

The meeting was called to order at 6:30 p.m. by Planning Board Chairman Peter Hogan. Present were regular Board member Ed Carroll and Ex-Officio David Litwinovich.

Also present were Planning Board Assistant Nadine Scholes, and Planning Consultant Mark Fougere.

Absent were Planning Coordinator Shannon Silver, Vice Chairman Mark Suennen and regular Board member Amy Sanders.

Present for all or part of the meeting was Theresa Elliott.

**Miscellaneous Business and correspondence for the meeting of July 27, 2021, including, but not limited to:**

1. Approval of the May 25, 2021, meeting minutes, with or without changes. (distributed by email)

David Litwinovich **MOVED** to approve the May 25, 2021, meeting minutes, as amended. Ed Carroll seconded the motion and the motion **PASSED** unanimously.

2. Distribution of the June 22, 2021, meeting minutes, for approval at the August 24, 2021, meeting, with or without changes. (to be distributed by email)

3. Endorsement of amendments to an existing Non-Residential Site Plan, added outdoor lighting and hours of operation, for Roots and Wings (previously Little People's Depot), Tax Map/Lot #18/20, 20 River Road, by the Planning Board Chairman and Secretary. (Theresa Elliott to be present)

David Litwinovich asked Theresa Elliott if the school would be open at the beginning of the school year. Theresa Elliott replied that they are opening after school starts, there are some things that still need to be finished. She has a list of children that would like to attend but cannot register until the site renovations are complete. She hoped to be able to open before the end of September 2021.

Ed Carroll **MOVED** to approve the amendments presented for Roots and Wings, Tax Map/Lot #18/20, 20 River Road. David Litwinovich seconded the motion the motion **PASSED** unanimously.

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4. Email copy, received June 28, 2021, to Shannon Silver, Planning Coordinator, from Christin Carothers, re: Planning Board member, notice of resignation, for the Board's information.
5. Notice for NH Municipal Association Event & Training, Wednesday, August 18, 2021, 12:00pm to 1:00pm, re: Municipal Solar in NH: Understanding the Changing Solar Energy Landscape Webinar, for the Board's information.
6. Email copy, received July 9, 2021, to Nadine Scholes, Planning Board Assistant, from Noah Hodgetts, Assistant Planner, Office of Planning and Development (previously known as Office of Strategic Initiatives 'OSI'), re: notice of transition to NH Development of Business and Economic Affairs 'BEA', Department of Energy, for the Board's information.
7. Invoice received July 2, 2021, for services rendered from June 1, 2021, to June 30, 2021, from ConTest Consultants, Inc., for Forest View II, Phase II & III, Field Tests and Analysis, for the Board's information.
8. Invoice received July 13, 2021, and Construction Reports\*, for services rendered from May 24, 2021, to June 27, 2021, from Northpoint Engineering, LLC, for Forest View II, Phase II & III, Ongoing Construction Monitoring, for the Board's information. (\*email only - see separate attachment 'Construction Reports, June.2021' for details)
9. Letter copy dated July 26, 2021, to the Planning Coordinator, Shannon Silver, from Kevin M. Leonard, P.E., Northpoint Engineering, Inc., re: Forest View II - Phase I - Current Punch List Summary (including inspection of Phase I, binder course), for the Board's review and discussion.

Peter Hogan noted that there are many items listed on the letter received. The Board discussed and expect that Northpoint would need to go out and confirm that all the items listed are complete and then provide another letter to Board when Phase I is closer to completion and the Board could review at that time.

The Planning Assistant, Nadine Scholes noted that Phase I binder course had been in better condition than expected for the age. The Board agreed there are many items that still need to be addressed before a hearing can be scheduled with the Planning Board to review the completion of Phase I and recommend to the Board of Selectmen to accept the road.

**Discussion, re: Planning Board Goals, 2021-2022.**

The Planning Consultant, Mark Fougere noted that the Board would start discussions regarding Commercial Solar Ordinance at the August 24, 2021, Planning Board meeting.

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1  
2 The Board discussed Work Force Housing and Mark Fougere confirmed that the  
3 State has required that Work Force Housing should be addressed in Zoning to provide  
4 more affordable housing options. Mark Fougere noted that there should be something in-  
5 cluded in Zoning that provides relief for Work Force Housing based on the State law, the  
6 Town could be challenged if there is nothing included in Zoning that allows more afforda-  
7 ble housing options in New Boston.

8  
9 David Litwinovich mentioned that the Selectmen are reviewing a few different pro-  
10 grams to create fillable documents, similar to Abode and could be helpful to the Planning  
11 Department when updating applications and forms into a fillable format.

12  
13 Mark Fougere noted that Mark Suennen had asked to include 5G Cell Tower up-  
14 dates as an ongoing goal and explained that only the City of Portsmouth has updated their  
15 cell tower regulations to include 5G updates for cell towers at this time.

16  
17 Ed Carroll noted that he would follow up again with the CEDS Committee, but he  
18 does not believe they are meeting any longer, the funding may have run out, he had not  
19 received any correspondence in regards to the Committee having a meeting.

20  
21 There were no other items to be discussed.

22  
23 Ed Carroll **MOVED** to adjourn the meeting at 6:53 p.m.

24 David Litwinovich seconded the motion and it **PASSED** unani-  
25 mously.

26  
27 Respectfully submitted,  
28 Nadine Scholes, Planning Board Assistant

Minutes Approved: 09/14/21