



Henniker Planning Board
Meeting Agenda
Wednesday
October 28, 2020 6:30 pm

In light of the Covid 19 social distancing advice made by the Governor and CDC, the Town of Henniker Planning Board will be conducting the meeting electronical via Zoom. Information on connecting to the meeting is available on the Town's website.

- 1) Call to Order / Attendance/ Pledge
- 2) August 12, 2020 Meeting Minutes — Review and approve.
- 3) Projects of Regional Impact
- 4) Public Hearings

PB2020:05 Proposed lot-line relocation between two adjoining properties, Owner/Applicant: Kyle Carson & Holt Funeral Home Inc., 19 Hall Avenue and 100 Western Avenue, Map 2 Lot 160A & 160B, Residential Village Zone (RV). **Application Acceptance and Public Hearing.**

PB2020:06 Proposed **Conceptual Consultation** site plan being submitted under Article III of the Site Plan Review Regulations, proposal involves the construction of a 7,700 sq. ft. venue facility and associated parking on a 174 acre property, Applicant/Owner Mark Fusco, 2226 Weare Road, Map 1 Lots 744A & 743, Zoned Rec. 1.

- 5) Other Business

Zoning Change ideas:

- a. Amend allowable uses for the CR District to allow Light Industry & Commercial & Services Technical.

Other thoughts?

- 6) Adjournment

Copies of all materials are available for review on the Town of Henniker's website, Oct. 28 Planning Board meeting link.

Time: Oct 28, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91795049922?pwd=REJXZ09rVE53UFhKcmxna3Awek9iZz09>

Meeting ID: 917 9504 9922

Passcode: 013777

One tap mobile

+13017158592,,91795049922#,,,,,0#,,013777# US (Germantown)

+13126266799,,91795049922#,,,,,0#,,013777# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 917 9504 9922

Passcode: 013777

Find your local number: <https://zoom.us/u/abNEUdO4Qd>

DRAFT



**Town of Henniker
Planning Board Meeting
Wednesday, August 12, 2020
Henniker Town Hall**

Members Present: Chair Dean Tirrell, Vice Chair Bill Marko, Dan Higginson, Heidi Aucoin, Keith DeMoura

Members Excused: Selectman Representative Tia Hooper, Ryan Haley, Scott Dias

Town Planner: Mark Fougere

Recording Secretary: Kelly McCutcheon

Virtual Zoom Guests: Natalie Crane, Joseph Carrier

1. Review Minutes

Vice Chair Marko moved to approve as amended. Chair Tirrell seconded. Motion carried 4-0-1 (DeMoura)

2. Projects of regional impact: None

3. Other Business- HHP- request to waive site plan to construct 7,630 square foot kiln at 14 Buxton Industrial Drive per Site Plan Review Regulations, section 203-3 applicability, D. Waiver of site plan review.

Chair Tirrell moved to approve HHP's site plan waiver. Vice Chair Marko seconded. Motion carried 5-0.

Heidi moved a adjourn. Chair Tirrell seconded. Motion carried 5-0.

Adjourn at 6:50pm



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

September 23, 2020

RE:
Tax Map 2 Lots 160-A & 160-B
100 Western Avenue & 19 Hall Avenue
Henniker, NH 03242

Project Narrative

The above referenced properties front on the North side of Western Avenue and the Western side of Hall Avenue. The Westerly lot (2-160-A) is owned by Kyle Carson. The Easterly lot (2-160-B) is owned by Holt Funeral Home INC.. The purpose of this lot line adjustment is to move the common lot line East from its current location to accommodate more yard space for lot 160-A. The two lots owners are related and use the properties as one. In the spirit of future planning this lot line adjustment will divide the properties in the way that they are currently being used.



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

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Tax Map 2 Lots 160-A & 160-B
100 Western Avenue & 19 Hall Avenue
Henniker, NH 03242

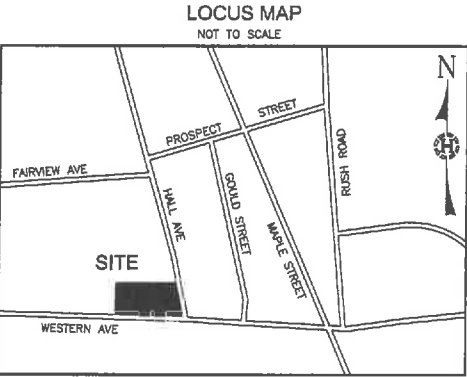
Waiver Request

The following waiver is being requested due to this application being for a lot line adjustment for two existing parcels with no new lots being created.

Section 202-11 B16 requiring site topography

REFERENCE PLAN:
"PROPERTY LINE ADJUSTMENT - DONAL C. & NANCY EMERSON -
RONALS & CARON ROSENBLEETH" SCALE: 1"=40' DATED JULY 5,
1986 BY ROBERT T. FRENCH (M.C.R.D. PLAN # 9567).

LOT AREAS		
LOT	EXISTING	PROPOSED
2/160-A	20,837 S.F.	21,514 S.F.
2/160-B	25,045 S.F.	24,368 S.F.
PARCEL "A"		677 S.F.



2/161
MARC & LINDA HOULE
P.O. BOX 428
HENNIKER, NH 03242
VOL. 3338 PG. 1659 9/21/12

2/160-C
ROBERT & HEIDI THERRIEN
P.O. BOX 888
HENNIKER, NH 03242
VOL. 2078 PG. 189 11/20/97

2/160
DEAD RIVER COMPANY
82 RUNNING HILL ROAD STE 400
S. PORTLAND, ME 04108
VOL. 3652 PG. 2204 10/28/19

2/164
FOX GEARY ESTATE LLC
162 BARTON CORNER ROAD
ROCKFORD, NH 03229
VOL. 3655 PG. 2636 11/15/19

2/406
ROBERT & JOANN DEITRICH
P.O. BOX 757
CRYSTAL BEACH, FL 34881
VOL. 3627 PG. 2413 4/16/19

2/407
DAVID GORHAN
97 WESTERN AVENUE
HENNIKER, NH 03242
VOL. 3103 PG. 1910 12/17/08

2/408
WILLIAM B. & KIMBERLY C. BROWN FAMILY TRUST
P.O. BOX 2201
HENNIKER, NH 03242
VOL. 3617 PG. 624 12/6/18

2/410
HENNIKER SCHOOL DISTRICT
258 WESTERN AVENUE
HENNIKER, NH 03242

THIS MAP IS HEREBY APPROVED BY THE HENNIKER PLANNING BOARD AT AN
OFFICIAL MEETING HELD ON 12/11/19 AND SHALL BE FILED WITH THE
MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF HENNIKER PLANNING BOARD

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED ON THIS MAP ARE
OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF
SAID MAP IS GIVEN

DATE _____ KYLE S. CARSON

DATE _____ HOLT FUNERAL HOME INC.

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN TAX MAP 2 LOTS 106-B LOCATED AT 19 HALL AVENUE & 160-A LOCATED AT 100 WESTERN AVENUE.
 2. THE OWNER OF RECORD OF TAX MAP 2 LOT 160-B IS HOLT FUNERAL HOME INC. 19 HALL AVENUE HENNIKER, NH 03242 (DEE M.C.R.D. BK.1855 PG.284 DATED 2/12/81). THE OWNER OF RECORD OF TAX MAP 2 LOT 160-A IS KYLE S. CARSON 100 WESTERN AVENUE HENNIKER, NH 03242 (SEE M.C.R.D. BK. 3610 PG. 507 DATED 9/26/18).
 3. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE ON 9/18/20.
 4. THIS SITE LIES WITHIN THE RESIDENTIAL VILLAGE (RV) ZONE (WITH TOWN WATER AND SEWER) MINIMUM LOT SIZE IS 20,000 S.F WITH 100' FRONTAGE. SETBACKS ARE 30' FRONT AND 15' SIDE AND REAR.
 5. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY MAP #33013C0487E PANEL 480 EFFECTIVE DATE APRIL 19, 2010.
 6. UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE PER INFORMATION PROVIDED BY COGSWELL SPRING WATER WORKS AND THE TOWN OF HENNIKER WASTEWATER DEPARTMENT.

CERTIFICATION:
"THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED, WAS MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER 2019 IN ACCORDANCE
WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWN OF
HENNIKER WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER
THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD
SURVEY (CATEGORY 1, CONDITION 1) AS CODIFIED IN THE STATE OF NEW HAMPSHIRE
ADMINISTRATIVE RULES".

DATE _____ DANIEL B. HIGGINSON LICENSE #1009

LOT LINE ADJUSTMENT PLAN
PREPARED FOR:
KYLE S. CARSON
AND
HOLT FUNERAL HOME INC.
100 WESTERN AVENUE AND 19 HALL AVENUE
TAX MAP 2 LOT 160-B & 160-A
HENNIKER, NEW HAMPSHIRE

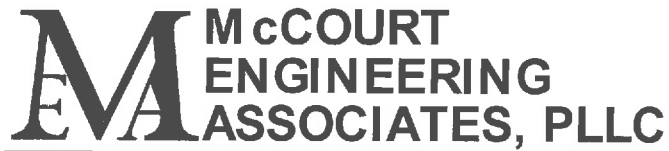
SEPTEMBER 20, 2020
HIGGINSON LAND SERVICES
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-680-6412 | NOTE BOOK #17 | JOB #744

- LEGEND:
- LOT LINE
 - BUILDING SETBACK LINE
 - ABUTTING LOT LINE
 - EXISTING PAVEMENT
 - W - APPROXIMATE WATER LINE
 - OH - OVER HEAD ELECTRIC LINE
 - S - APPROXIMATE SEWER LINE
 - STONE WALL
 - GRANITE CURB
 - GRANITE BOUND SET
 - GRANITE BOUND FOUND
 - PIPE FOUND
 - PIN FOUND
 - PIN/CAP SET
 - ELECTRIC UTILITY POLE
 - TELEPHONE MAN HOLE
 - WATER VALVE
 - SEWER MANHOLE
 - CATCH BASIN

SCALE: 1"=20'

A horizontal graphic scale bar with a black and white checkerboard pattern. It is divided into five equal segments, each labeled with its length: 20', 10', 0', 20', and 40'. The 0' mark is in the center of the second segment from the left.

REV.	DATE	DESCRIPTION	BY



42 Ezekiel Smith Road
Henniker, NH 03242
603-428-6682
McCourtEngineering@tds.net

October 13, 2020

Mr. Dean Tirrell
Chair
Town of Henniker
Planning Board
18 Depot Hill Road
Henniker, NH 03242

Subject: Henniker Wedding Venue
Map 1; Lots 743 & 744A
2226 Weare Road
MEA Project # 220-070-1

Dear Mr. Tirrell and Board Members:

Please find enclosed two full size copies and ten reduced 11"x17" a conceptual plan set for a proposed Wedding venue development on the aforementioned property. Existing today is a house on lot 744-A and a shared driveway on lot 744-A that extends into lot 743. The existing house will remain and per the NHDOT Driveway permit will continue to share the driveway access. The Wedding Venue proposed on lot 743 would be for no more than 200 people and the access will be upgraded to accommodate a fire truck access.

I look forward to presenting the project to you via Zoom at your October 28th Planning Board Hearing and answer any questions, or concerns relative to this matter and receive initial nonbinding feedback.

Sincerely,

A handwritten signature in black ink, appearing to read 'JBM', with a horizontal line extending to the right.

Jennifer B. McCourt, P.E.
Manager
Enclosures

ARTICLE III

Conceptual Consultation

203-7 Conceptual review purpose

To expedite Site Plan Review by identifying potential problems as early as possible, all prospective applicants are encouraged, but not required, to engage in a conceptual consultation as described below.

203-8 Parameters of consultation

The prospective applicant will describe the basic concept of the proposed development, and the Planning Board will offer suggestions to resolve problems that might arise during formal review. This consultation will not bind either the applicant or the Board, and statements made by members of the Planning Board will not be the basis for disqualifying the members or invalidating any subsequent action on the application.

203-9 Information requested to be supplied

It is recommended that the prospective applicant submit the following information in writing at least 1 week prior to the next regularly scheduled Planning Board meeting:

- A. The location of the proposed development
- B. Correct names and mailing addresses of owner(s) of record (and the applicant, if different)
- C. A brief narrative description of the proposal
- D. Any other information that the applicant feels will be helpful.

The Planning Board and the applicant may discuss proposals in general terms only, such as desirability of types of development under the town's Master Plan. Such discussion may occur without formal notice to the public, but may occur only at formal meetings of the Board when the discussion has been placed on the agenda. [See RSA 676:4, 11(a).]

