

**MINUTES  
CHARLESTOWN PLANNING BOARD  
JANUARY 6, 2009**

Members Present: Eric Lutz, Doug Ring, Pat Royce

Alternates Present: Herb Greenwood, Andy Jellie

Staff Present: David Edkins – Planning & Zoning Administrator  
Regina Borden – Recording Secretary

**CALL TO ORDER & SEATING OF ALTERNATES:** In the absence of Robert Frizzell, Chair, and Sharon Francis, Vice-Chair, Eric Lutz had been asked to sit as the Acting Chair for this meeting. He noted the absence of regular member Ken Moore and Brenda Ferland –Ex-Officio. He called upon Herb Greenwood to sit for Robert Frizzell and Andy Jellie to sit for Ken Moore.

**APPROVAL OF MINUTES OF DECEMBER 16, 2008:**

**Mr. Greenwood moved to approve the Minutes of the December 16, 2008 meeting as printed. Mrs. Royce seconded the motion. With four members in favor, the minutes were approved. Mr. Ring abstained as he was not present for the December 16 meeting.**

**SECOND PUBLIC HEARING ON PROPOSED ZONING AMENDMENT:**

**Amendment #3 – Prohibited Uses (Revised):** Mr. Edkins reported that at the last meeting the Planning Board (PB) approved three of the four proposed Zoning Amendments that were heard and will now be presented to the voters. With reference to Amendment No. 3 the PB decided to delete “e. Industries which, even when located in industrial zones, create excessive noise, shock, or vibration incompatible with adjacent commercial, industrial and residential land uses.” The members felt these were pretty well covered already in the Site Plan Review regulations. They do not want the public to get the impression that the Town is anti-business. Since this was a substantial change to the proposed amendment as originally proposed, it necessitated the need for a second hearing.

After further thought, Mr. Edkins also suggested revising “Section 8.5.6 – Zone E – Mixed Use” to read as follows:

**8.5.6 – Zone E – Mixed Use** – Any use permitted *except those specified in Section 8.4.11.* (added language in bold italics).

Roger Thibodeau questioned why “Pulp Mills” are being prohibited. Mr. Lutz explained that while the PB was working on the Master Plan they felt that pulp mills are noisy and smelly. Mr. Thibodeau has worked for many years with pulp mills and in the paper industry; he is a firm believer in them. The smell of them used to be called the “smell of money” but they do not smell nearly as much anymore as different processing products (more environmentally friendly) are now used. A pulp mill could generate about a half

billion dollars to the tax base and add many jobs, but it is doubtful that a pulp mill would ever come to Charlestown. Mr. Greenwood believes in them also; he felt that Mr. Thibodeau made a good point. It was noted that Mr. Poisson made the same comment at the last meeting.

**Mr. Ring moved to change 8.4.11 -Prohibited Uses- in all zoning districts by eliminating “c – Pulp Mills”. “A – B – and D” would remain. Mr. Greenwood seconded the motion.**

Mr. Jellie asked if this would necessitate another Public Hearing. Mr. Edkins responded that there is time enough to schedule another Public Hearing on January 20<sup>th</sup>, the date for the next PB meeting. At the next meeting the PB will vote to either put this proposed amendment before the voters or not.

**Vote: Mr. Ring, Mr. Greenwood, Mrs. Royce, Mr. Lutz were in favor. Mr. Jellie was opposed. The motion was approved by a 4-to-1 vote.**

#### **PLANNING & POLICY ISSUES:**

**Preliminary Consultation:** Mr. Edkins advised that Scott and Laura Stevens wanted to come before the PB for a second preliminary consultation regarding a proposed two-lot subdivision in South Charlestown. They have now refined their plans and would like the opportunity to present them to the PB before submitting their formal application for the February 3<sup>rd</sup> meeting. The PB reviewed the minutes from the November 18<sup>th</sup> meeting. Warren Stevens presented the revised plans that indicate there would be an official back lot. They met with Keith Weed, Highway Superintendent, who approved the driveway location provided a 15-foot culvert is installed. The soils information and culvert will be put on the map. A survey will be done by Wayne McCutcheon. The PB did not see any complications that need to be addressed for the subdivision.

**Town Warrant:** Mr. Edkins recommended to the Selectboard and tentatively included on the Town Warrant an Article to establish a Capital Improvement Program Committee. It is important to get a handle on some of the big ticket purchases that are beginning to pile up. The committee might consist of two PB members, two Finance Committee members and one Selectboard member. It will schedule items to be purchased over the next six years. It is non-binding and does not commit the Town to making any expenditures in any given year. This year the big ticket items are a fire truck and the Police Station; next year there will be requests for an ambulance, highway truck, grader and renovations to the Fire Station. The ambulance building might require expansion and municipal highway, water and sewer projects need attention.

On Friday Mr. Edkins is going to a meeting in Concord for preliminary discussion on the State’s economic stimulus package. Shovel ready projects to put people to work quickly and get money circulating appear to be the priority. The Town has a potential project in the upgrade of all the water and sewer lines on South West Street, West Street, and North West Streets. The road is in deplorable condition and the Town has been saying all along that they do not want to fix the road until they do something underneath.

**Route 12 Project:** The next meeting on the Route 12 project is January 13<sup>th</sup>, 2009 and Mr. Edkins expects the State will bring in some design alternatives to look at. A possibility is that some of the projects in the Ten Year Plan may be more shovel-ready so that might move up this project. Mr. Thibodeau would like to attend these meetings.

**2009 Budget and Warrant Meeting:** The 2009 Budget and Warrant Meeting is scheduled for Monday, January 19<sup>th</sup>. The budget is essentially level-funded with last year's budget excluding Warrant Articles. The Finance Committee will be meeting one more time on Monday, January 12<sup>th</sup>. Warrant Articles will include the fire truck as a municipal lease-purchase agreement for ten years and the new Police Station. The Selectboard is still talking about whether or not to put any monies from the fund balance toward these Articles. The final number for the Police Station might be \$650,000.

**ADMINISTRATION & CORRESPONDENCE:**

**Alteration Of Terrain Permits:** The PB has received copies of two applications that were filed with the State for Alteration of Terrain Permits: 1) Town of Charlestown Gravel Pit – to facilitate the beginning of the reclamation of the gravel pit; there is one more area that might have some gravel in it; and 2) CEDA for the Grist Mill expansion of the quarry project. There will be an application before the PB when they are ready to proceed.

**ADJOURNMENT:**

**There being no other business, Mrs. Royce moved for adjournment. Mr. Greenwood seconded the motion, with all in favor, the meeting adjourned at 7:46 PM.**

Respectfully submitted,  
Regina Borden, Recording Secretary

Minutes Filed: 1-12-09

(**Note:** These are unapproved minutes. Corrections, if necessary, may be found in the minutes of the January 20, 2009, Planning Board meeting.)