

**MINUTES
CHARLESTOWN PLANNING BOARD
FEBRUARY 17, 2009**

Members Present: Robert Frizzell –Chair; Brenda Ferland –Ex-Officio, Ken Moore, Doug Ring, Pat Royce

Alternates Present: Herb Greenwood, Andy Jellie, Linda Stewart

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

CALL TO ORDER & SEATING OF ALTERNATES: Robert Frizzell called the meeting to order at 7:00 PM. He noted that regular members Sharon Francis and Eric Lutz were absent. He called upon alternate member Herb Greenwood to sit for Sharon Francis and alternate member Linda Stewart to sit for Eric Lutz.

APPROVAL OF MINUTES OF FEBRUARY 3, 2009:

Brenda Ferland moved to approve the Minutes of the February 3, 2009, as printed. Herb Greenwood seconded the motion. Pat Royce noted on page 2, under Morway, last paragraph, first line, change “o” to “of”. With six members in favor, the minutes were approved, as corrected. Doug Ring abstained as he was not present at this meeting.

ROBERT & ELIZABETH MORWAY, Jr., Cont’d. – Five (5) Lot Subdivision – Unity Stage Road – Map 209, Lot 20 – Zone D (Watershed):

Brenda Ferland moved to continue this Public Hearing on the Morway application until the March 3rd meeting. Ken Moore seconded the motion. Brenda Ferland explained that Sharon Francis had to leave town unexpectedly and she expressed concern with not being present for this meeting. Eric Lutz is also out of town therefore she asked for the continuance. With five members in favor the motion was approved. Doug Ring and Herb Greenwood were opposed.

ST. PIERRE, INC. – 56’ X 40’ Storage Building for Equipment, Sand & Salt – Jeffrey Road – Map 210, Lot 5 – Zone G-2 (Multi-Use): Brenda Ferland mentioned that she was sent an Abutter’s Notice but she is not an abutter so will not recuse herself from the Board on this application. Albert St. Pierre advised that they included some nearby residents on the list as a matter of courtesy so they will know what St. Pierre, Inc. is doing.

St. Pierre, Inc. is continuing to move their operation from the North Charlestown Village Pit to the River Pit. They mix salt with sand for winter use but never have more than 60 tons in their bins. It is for their contract use for winter maintenance; there is one bin for a

4% mixture that they sell. At the most they might have a 10-wheeler full of salt. He brought a picture of the gravel pit to show where the storage building will be located; the building will be down in the big hole so it will not be visible from Route 12. It is 56' x 40'; there will be three bins – one for salt, one for the 4% salt/sand mix, and one for dry storage. They provided measurements for the well and water protection zone. They are more than 250' from the Little Sugar River and more than 1,000' from the Connecticut River. The hours of operation will be the same as they are now.

Sue Ann Forcier, an abutter, wondered about the lighting. Mr. St. Pierre said they will probably run a light to the shed but she will not see it from her house. She just did not want the lighting to result in an orange glow over the facility.

Steve Zaleski, an abutter, was present but said his questions have already been answered.

Mr. Ring moved to accept the St. Pierre, Inc. application as complete and that it be approved as an Amendment to the previously approved site plan. Herb Greenwood seconded the motion.

Mr. Frizzell questioned the soils in the area; if the salt got out where would it go. In some places it has polluted wells. Jeremy St. Pierre explained that they are pretty close to the bottom of their excavation. Albert St. Pierre advised that they cannot let the salt go out of the building; the roof will keep the rain/snow from getting in to create moisture. The building was designed with three concrete walls and concrete floor; it has to be kept dry. Mr. Greenwood noted that they did not have any problems with their other shed.

Vote: **With seven members in favor the motion was approved.**

PLANNING & POLICY ISSUES:

New Books: Mr. Edkins distributed copies of the new Planning and Zoning Statute books. They are much thicker because some additional statutory material was added that was not included in earlier versions.

Old Acworth Stage Road: Mr. Edkins had a call today regarding a tree on the Old Acworth Stage Road. This is a Class VI road so the Town does not have the ability to deal with it. Some property owners talked with the NH Electric Coop who agreed that it threatens the power line and will take it down with the town's permission. Everybody agrees that it needs to come down. Because this is also a scenic road, it would require a Public Hearing by the Planning Board. There is nothing in the statutes that allows the power company to take it down without Planning Board approval unless it is to restore service that has been lost. This will be on the agenda for the next meeting unless the tree comes down by itself sooner.

ADMINISTRATION & CORRESPONDENCE:

Wetlands Applications: Two Wetlands Applications were received: 1) Town of Charlestown to replace the culvert on Michael Avenue over Beaver Brook. This is a

maintenance problem; and 2) Geoffrey and Kim McCaffrey on the Old Claremont Road to build a bridge over Beaver Brook to access their house lot.

Recreation Management Plan: The Planning Board received a copy of the Connecticut River Joint Commissions' Recreation Management Plan.

Comprehensive Shoreland Protection Act: A notice was received from the Upper Valley Lake Sunapee Regional Planning Commission to advise that there will be a meeting on Wednesday, March 18th from 6:30 pm to 8:30 pm at the Tracy Memorial Library in New London, NH. In Charlestown the CSPA jurisdiction includes the Connecticut and Little Sugar Rivers, portions of Clay Brook and Jabe Meadow Brook, and a tiny piece of Beaver Brook.

Next Meeting: The next meeting is scheduled for Tuesday, March 3, 2009, at 7:00 PM.

ADJOURNMENT:

There being no other business, Mrs. Ferland moved for adjournment. Mrs. Stewart seconded the motion and, with all in favor, the meeting adjourned at 7:32 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 2-19-09

(**Note:** These are unapproved minutes. Corrections, if necessary, may be found in the minutes of the March 3, 2009, Planning Board meeting.)