

**MINUTES  
CHARLESTOWN PLANNING BOARD  
MAY 19, 2009**

Members Present: Robert Frizzell –Chair; Sharon Francis –Vice-Chair (late); Doug Ring – Ex-Officio; Andy Jellie, Eric Lutz, Ken Moore, Pat Royce

Alternates Present: None

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 the absence of regular member Sharon Francis and Alternate members Herb Greenwood and Linda Stewart. There were no Alternates present to sit on the Board.

**APPROVAL OF MINUTES OF MAY 5, 2009:**

**Eric Lutz moved to approve the Minutes of the May 5, 2009 meeting as printed. Pat Royce seconded the motion but with the following corrections: Page 3-under Clark-third line- change “Kathy” to “Kelly”; Page 3-bottom of page-change “Willard Willette” to “Guy Ouelette”. Andy Jellie asked for clarification on page 3 under “Old Claremont Road”. Dave Edkins explained that Gary Knight / G & S Tree Service appears to be moving his business to his Old Claremont Road property but did not come before this Board for any approval. Recently he bought the apartment house in front of the Bigelow property. With five members in favor, the motion and corrections were approved. Andy Jellie abstained as he was not present.**

**PLANNING & POLICY ISSUES:**

**Zoning Amendment – Lot Size Averaging:** Copies of a draft document on “Lot Size Averaging” had been distributed at the previous meeting. Mr. Edkins is still working on contacting someone from Acworth and/or Lyme to see if they would share their experiences with this Board. This does not have to be ready until late November or early December so Public Hearings can be scheduled. This is the simplest version of this but it can be more complicated when talking about open space subdivisions or cluster developments. More emphasis can be placed on the preservation of valuable open space for conservation purposes.

Mrs. Francis came into the meeting.

Mrs. Royce asked what a density bonus is as noted on page 2. Mr. Edkins explained that it is an incentive for developers. For example: if someone had 100 acres in a one acre district they could put 100 acre lots on that parcel. The overall intent of the ordinance would be that they would be allowed to put the 100 units on 50 acres and the other 50 acres gets preserved as permanent open space. The density bonus would mean that you might get to put 115 lots. A developer could increase the number of lots or residencies up to 15%. The Conservation Commission is working

on the Natural Resources Inventory; they are well into Phase II. They will have a final product soon. The PB might work with the developer to design the subdivision so the important assets are preserved while they are still allowing them to build-up. Another important piece is to avoid a little space here and there but try to keep it in one area. Mr. Edkins will make copies of another model ordinance called “Open Space Subdivisions” which is more complicated for the next meeting; this is from the new Innovative Land Use Techniques manual prepared by the state.

**ADMINISTRATION & CORRESPONDENCE:**

**Robert & Kelly Scott/R & K Towing:** A copy of the notice sent to R & K Towing was in the PB packets. Since then Mr. Edkins spoke at length with both Robert Scott and his attorney. He does intend to respond but was not sure if it would be a request for a Public Hearing or whether it will be a written response. He is working on remedies to some of the issues. The Scott’s have eight or nine registered vehicles on their property that they own and are used by family members. The notice was also sent to all the abutters, it was posted and published in the newspaper.

**Main Street:** Mr. Lutz had a complaint about the farm equipment on Main Street that has been parked there for several days (maybe 10 days). Mr. Edkins noted that it is not parked on the owner’s property but rather it is on Town property within the town’s right-of-way. He will follow-up on this.

**Regional Planning Commission:** Mr. Edkins was contacted by Steve Smith who expressed an interest in being appointed to the Regional Planning Commission to replace Mr. Lutz whose term of appointment expired in August of 2008. Mr. Lutz contacted him and they talked about the job description. The PB does the recommendations but it goes to the Selectboard for an appointment. There was a consensus to invite him to attend a PB meeting as everyone would like to meet him.

**Heritage Commission:** Mr. Lutz, Chair of the Heritage Commission, advised that on Tuesday, May 26<sup>th</sup> at 7:00 PM there will be an unveiling of the three Historic District signs in North Charlestown at Ox Brook Road. They are on private property and are located near SEA, by the bridge coming into North Charlestown and at Ox Brook Road. Everyone is invited to attend the ceremony.

The Heritage Commission received a “Liberty Tree Memorial” plaque a few weeks ago. Only two towns in NH received this recognition. Next Wednesday afternoon, May 27<sup>th</sup>, the children from the Middle School will help them plant a tree on Main Street. They would like to mount the plaque on a stone close to the tree; it is similar to an historical marker.

**Mrs. Francis moved that this Liberty Tree Memorial honorary plaque does not need a permit under the Sign Regulations as it is an historical marker. Mrs. Royce seconded the motion. With seven members in favor, the motion was approved.**

**Next Meeting:** The next meeting is scheduled for Tuesday, June 2<sup>nd</sup>, 2009, at 7:00 PM.

**ADJOURNMENT:**

**There being no other business, Mr. Ring moved for adjournment. Mr. Moore seconded the motion, with all in favor, the meeting adjourned at 7:47 PM.**

Respectfully submitted,  
Regina Borden, Recording Secretary

Minutes Filed: 5-20-09

(**Note:** These are unapproved minutes. Corrections, if necessary, may be found in the minutes of the June 2, 2009, Planning Board meeting.)