

**MINUTES
CHARLESTOWN PLANNING BOARD
JUNE 2, 2009**

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

Alternates Present: Herb Greenwood, Linda Stewart

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

CALL TO ORDER & SEATING OF ALTERNATES: Sharon Francis called the meeting to order at 7:00 PM. She noted the absence of regular members Robert Frizzell and Andy Jellie and called upon Linda Stewart to sit on the Board for Andy Jellie and Herb Greenwood to sit on the Board for Robert Frizzell.

APPROVAL OF MINUTES OF MAY 19, 2009:

Eric Lutz moved to approve the Minutes of the May 19, 2009 meeting as printed. Pat Royce seconded the motion. Eric Lutz noted that on page 2, under Heritage Commission, line 3, that “SEA” should be changed to “SCA”. With six members in favor, the motion was approved. Linda Stewart abstained as she was not present at this meeting.

STEVEN SMITH INTRODUCTION–Interest in Representing Town on UVLSRPC: Steven Smith is responding to the notice that the Town is seeking a representative to the Upper Valley Lake Sunapee Region Planning Commission. Mr. Lutz said these meetings are held at the Senior Center in Lebanon and that is where Mr. Smith works so it would be convenient and his schedule is flexible. Mr. Lutz’ appointment to this position expired last August but he agreed to stay on until a replacement was found. Mr. Edkins noted that Rachel Ruppel from the UVLSRPC has been working with the Charlestown Conservation Commission on their Natural Resources Inventory. Mr. Edkins represents the Town on the UVLSRPC Transportation Advisory Committee. Currently there is one big project which is the reconstruction of Route 12 from the Route 12A over-pass to North Walpole. The Town works with the UVLSRPC on a regular basis. They are entitled to two representatives; the other person is Jan Lambert. Their funding is obtained from a variety of sources including town membership fees. It is a diverse organization. Mrs. Francis would like this representative to keep communication open between this Board and the UVLSRPC. The PB would nominate a candidate to the Selectboard who would make the formal appointment.

Mr. Frizzell came into the meeting but did not sit on the Board.

Mr. Lutz moved to recommend to the Selectboard that Steven Smith be appointed as one of the two representatives from Charlestown to the

UVLSRPC. Mrs. Stewart seconded the motion. With seven members in favor, the motion was approved.

ROBERT & APOLONIA FRIZZELL – Re-Subdivision of Two (2) Existing Lot into Four (4) Lots – North Hemlock, Old Claremont and Old Acworth Stage Roads – Map 228, Lot 12 and Map 114, Lot 26 – Zones E (Mixed Use) and D (Watershed): Travis Royce from Landmark Land Services, LLC was present representing Robert and Apolonia Frizzell. He explained the color-coded plan. This application is for the re-subdivision of two existing lots into four lots. This is similar to an annexation and subdivision at the same time. This would be annexing the 119 acres to the lot with the road frontage so they would have about 160 acres with quite a bit of road frontage on the Old Claremont Road and North Hemlock Road. Then the two lot subdivision would have four lots: Lot 26-1 would have 6.11 acres; Lot 26-2 would have 36.62 acres; Lot 12-1 would have 13.29 acres and Lot 12-2 would have 119 acres. The back lot would have 50 feet of road frontage. It starts out with a lot that doesn't have Class V road frontage and ends up with a smaller lot that doesn't have Class V road frontage.

James and Kelly Robarge, abutters, were concerned that there is no new access on the Old Acworth Stage Road. Mr. Robarge advised that when they were subdividing the PB made them have access off the Acworth Road. Mr. Frizzell stated that he already has an access off the Old Acworth Stage Road. After that the regulations were changed. Mr. Royce advised that Mr. Frizzell is providing a new access onto the paved Old Claremont Road so the one that says "existing" will be continued for farm purposes; it is a gravel driveway for the existing house. Mrs. Francis said Lot 12-1 appears to be a lot that will be developed. Mr. Frizzell responded that a part of their planning is to have a house there; they will use their existing driveway but there needs to be access to another road in case it is no longer family owned. Mrs. Robarge said they were told they couldn't have a driveway off the Old Acworth Stage Road; their issue is if the PB is now going to allow Frizzell a new driveway off that road and, if so, they are requesting a driveway off that road, too. Mr. Champney stated that he was on the PB at that time when Mr. and Mrs. Robarge were told they could not subdivide off the Old Acworth Stage Road.

Mr. Edkins feels there is a big difference between the Robarge and Frizzell subdivisions. The entire Frizzell lot was created in 2000 before there was any prohibition on subdividing on Class VI roads. The Frizzell property, Lot 12-1 has no frontage on a Class V road anywhere. The Robarge property did have frontage on the Class V, Acworth Road, when they subdivided. Mr. Champney questioned what will happen to the small lot with only class VI frontage. Mr. Frizzell said there will be a long driveway off the Old Claremont Road. The Old Acworth Stage Road is maintained by the people that use it. Mrs. Francis felt it would be helpful to understand what the history was in 2000.

Mr. Lutz moved to accept this application as complete. There were no seconds. A majority of the Board members want to read the minutes that go back to 2000. Mr. Lutz noted that the regulations changed between 2000 and now.

Mr. Moore moved to table this application until the next meeting. Mr. Ring seconded the motion. With seven members in favor, the motion was approved.

Mr. Frizzell assumed his position as Chair. Mr. Greenwood stepped off the Board.

EDWARD JONES INVESTMENTS & TED GEORGIADIS – Sign Permit – 157 Main Street – Map 118, Lot 105 – Zone B (Business): Mr. Edkins advised that this is the building where the *Le Studio* gymnastics business was located. It is not a significant change of use to require Site Plan Review but they want to put up new signage. They submitted a permit for a 12” x 120” sign on the building and one 24” x 48” free-standing sign in the existing panel. This is the Business Zone; the two signs total 18 square feet which is less than the 25 square feet permitted.

Mrs. Francis moved to approve both Sign Permits without the fluorescent internal lighting, as she feels it is not needed. Pat Royce seconded the motion. Vote in Favor: Mrs. Francis, Mr. Moore, Mrs. Royce, Mr. Frizzell. Opposed: Mrs. Stewart, Mr. Ring, and Mr. Lutz. The motion was approved by a 4-to-3 vote.

Mr. Lutz feels this is a legal sign and the illumination will make it more attractive. Mrs. Stewart does not have a problem with it being illuminated. Mr. Ring agreed. Mr. Frizzell stated that if they do not agree they are welcome to come in to talk to the Board without having to submit a new application.

DIANNE & JEFFREY LESSELS – Sign Permit (Replacement) – 122 Southwest Street – Map 119, Lot 44 – Zone G-1 (Southwest Street Area): Mr. Edkins noted that this was originally submitted as a letter but he now has the application and fee. This new sign would be slightly smaller than the existing sign and there will be no lighting.

Mrs. Stewart moved to approve the Sign Permit as presented for Dianne & Jeffrey Lessels. Mr. Moore seconded the motion. With seven members in favor, the motion was approved.

CASTLE TRUST (PETER E. KNOX, TRUSTEE) – Voluntary Merger of Existing Lots – Sunrise Village Park – Sullivan Street & Cummings Avenue – Map 117, Lot 95 and Map 118, Lot 127 – Zone E (Mixed Use): Mr. Edkins advised that this is a voluntary merger for the two separate Sunrise Village properties behind the laundry mat. They would like to do this to try to reduce their taxes a little.

Mr. Ring moved to approve the Voluntary Merger for Castle Trust. Mrs. Francis seconded the motion. With seven members in favor, the motion was approved.

PLANNING & POLICY ISSUES:

Zoning Amendment – Lot Size Averaging: Mr. Edkins had distributed copies of a more comprehensive version of a Conservation Subdivision Ordinance. There was discussion about the conservation benefits being made clear; maybe include the Natural Resources Inventory. Portions of this one could be put into the smaller version. Cluster housing is cheaper for developers. It was noted that the PB has time to work on this.

ADMINISTRATION & CORRESPONDENCE:

Correspondence: None.

Heritage Restaurant: It was noted that the Heritage Restaurant and Tavern has closed.

Old Claremont Road: Mr. Edkins confirmed that the Guy Ouelette property on the Old Claremont Road is on his list. There appears to be several businesses operating on this property.

Former Village Video: Mr. Lutz noted that the farm equipment on the former Village Video property still there. Mr. Edkins will do a follow-up on this.

Next Meeting: The next meeting is scheduled for Tuesday, June 16, 2009, at 7:00 PM.

ADJOURNMENT:

There being no other business, Mrs. Francis moved for adjournment. Mrs. Stewart seconded the motion, with all in favor, the meeting adjourned at 8:29 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 6-4-09

(**Note:** These are unapproved minutes. Corrections, if necessary, may be found in the minutes of the June 16, 2009, Planning Board meeting.)