

**MINUTES
CHARLESTOWN PLANNING BOARD
JULY 21, 2009**

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

Alternates Present: Herb Greenwood, 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. The absence of regular members Pat Royce and Eric Lutz was noted. He called upon alternate member Herb Greenwood to sit for Pat Royce and alternate member Linda Stewart to sit for Eric Lutz.

APPROVAL OF MINUTES OF JULY 7, 2009:

Mrs. Francis moved to approve the Minutes of the July 7, 2009 meeting as printed. Mr. Jellie seconded the motion. With six members in favor, the minutes were approved. Mrs. Stewart abstained as she was not present at this meeting.

CEDA –Sign Permit- Fling Road/George Moulton Way – Map 116, Lot 37 – Zone E (Mixed Use): No new information was submitted therefore the Planning Board agreed to continue this application for CEDA.

CHARLESTOWN ECONOMIC DEVELOPMENT CORP. and ST. PIERRE, INC. – Amended Excavation Permit Application –Fling Road- Map 116, Lots 37, 38 & 39 – Zone E (Mixed Use): Richard Fraser of One Source Properties & Permitting, LLC, Bill Sullivan representing CEDA, Albert St. Pierre and Charlie St. Pierre representing St. Pierre, Inc. were present. Mr. Fraser advised that pursuant to RSA 155-E:3 an application was submitted for a proposed amendment to their original excavation permit, issued June 2001 which has a term that expires in June 2021. The proposed project involves the expansion of the CEDA quarry site (located off Fling Road) which was permitted by the Town in June 2001. The areas subject to excavation have been revised with final grading being presented on the associated plan sheets. The existing quarry site, Phase I, occupies a footprint of 7.0+/- acres and is proposed to expand to 8.4+/- acres. Phase II, 18.6+/- acres, will be located south/southeast of Phase I. The effective use of Best Management Practices will be an integral component of the project. All of the land involved in excavation is located within contiguous properties owned by the Charlestown Economic Development Association. The existing excavation has gone to the lateral limits of the first phase approval. That portion will be eligible for final grading into a lot in another year or two. They are not here to present new protocols for the operation nor are they proposing new things except what was presented in the 2001 permit application. The noise level will not change, they are maintaining the thick vegetative buffers, they have used water on the hall roads and pit area to control dust, the days and hours of

operation will remain the same, and estimated annual extraction rate will probably not change. Prior to each blasting shot the Town and the same (8) abutters will still be notified. Albert St. Pierre said they notify Optimum Manufacturing each time and have not received any complaints. The set-backs will be maintained as they were proposed in the permit of 2001. The set-backs are at least 50-feet away from the property lines and 75-feet from wetlands.

Mrs. Francis asked if there have been any issues in the past. Mr. Edkins replied not recently; early on they had a few blasting complaints. Charlie St. Pierre noted that this was resolved when they changed blasting companies four years ago. (*Mr. Lutz came into the meeting*).

Mr. Fraser referenced the application booklets that were distributed to the PB members. Photographs of the project areas were looked at.

- View of CEDA quarry project area as it existed in 2003;
- View of existing quarry site (6/09). View of Phase I from northeast to southwest;
- How Phase I appeared during the 2008 production season. Primary stockpiles are located along the perimeter of the site, while the active faces are shown on the right side of the photograph. View is from south/southeast to north/northwest;
- Photo taken from the existing haul road onto the only open area associated with Phase II. The ledge outcrops are evident along the tree line. This area is identified on the plan sheets as an existing excavation (sand);
- Photo shows exposed bedrock in the vicinity of the northeast quadrant of Phase II;
- Wetlands was identified and flagged by Jonathan Sisson (Certified Soil Scientist/Wetland Scientist). This area is located outside the Phase II project area to the north;
- Photo illustrates the typical, undisturbed landscape associated with Phase II.

The State has issued a new Alteration of Terrain Permit WPS-8411 for the project a copy of which is included in the packet.

On Sheet I - Mr. Fraser explained the topography of the site;

On Sheet II – Mr. Fraser explained the final grading plan. In the second phase the contours will be tighter. They will retain all storm water on-site. The state recognizes that exposed rock faces mitigate the creation of sediment so by state law they can remain as is because they do not pose a threat to the environment.

Mrs. Francis asked if they will be going for an EPA storm water permit. Mr. Fraser noted that they have a Construction General Permit from the EPA. Their design is that with careful management they will not be discharging any storm water but for now they do have the Storm Water Permit.

On Sheet III – Mr. Fraser explained the Best Management Practices that are used on the site. With this design nothing more than a silt fence needs to be designed. They have a construction entrance which is typically 1-to-1-1/2” stone already constructed off the Fling Road.

Reclamation on Phase I: They are putting soils on top of the ledge. Reclamation will be based on one of the four identified seed mixes. Mr. Frizzell noted that this phase will be closer to the 50-foot property lines than Phase I. Mr. Edkins asked how they will go into Phase II; west to east, off the road by the sand pit. Charlie St. Pierre said that will be the way for now. Mr. Fraser said the topography affords different options as it is not that intimidating; there are places to start the quarry at a point that he pointed to on the map and then move up.

Albert Paulhus, an abutter, asked what the time frame is to make the Phase I area into an Industrial Park. Mr. Sullivan said it has to be reclaimed first so it will be some time from now; it is not ready for sale. Charlie St. Pierre guessed in about five years. Mr. Edkins feels that eventually there will be an extension of George Moulton Way into this area. Mr. Paulhus asked if they are finishing up Phase I sooner because the rock coming out is not as good as they expect to find elsewhere. Charlie St. Pierre said it is the same type of rock; they will now be going toward Route 12. There is a hump that should come out to finish.

Mr. Frizzell asked the Paulhus family if they have any complaints. Mr. Paulhus said they have not had any problems these last few years. Mr. Fraser pointed out that they are now going further away from the Paulhus family.

Ray Harrington lives in Cardinal Haven and he has often seen the blasters set-up. A few times he didn't even hear the blasts. There have been no problems.

Mrs. Francis moved acceptance as complete of the application for expansion of the Phase I area in addition to the Phase II area to be approved for the quarry site in the CEDA Park. Mr. Ring seconded the motion. With seven members in favor, the motion was approved.

Mr. Edkins advised that there are two other issues. One is that the original permit expires in 2021 therefore a motion for final approval should include when this one will expire. Also, in the original application there was a requirement for a bond; \$24,000 was posted and has been maintained. The PB should decide if this amount is sufficient and should it be kept in force. Charlie St. Pierre said they would like another 20 years (2029) for Phase II. Mr. Ring did not see a need to make the bond higher.

Mrs. Francis moved to grant final approval of the Amendment to the approved Excavation Plan to include the expanded areas in Phase I and in addition Phase II; to extend the bond of \$24,000 through the completion of Phase II the date of which is 20 years from now or 2029. Mr. Ring seconded the motion. With seven members in favor, the motion was approved.

PLANNING & POLICY ISSUES:

Zoning Amendment – Lot Size Averaging: Mr. Edkins did not invite a representative from the Town of Acworth to talk about lot size averaging because he did not know how long the above agenda item would take but he will invite them to the next meeting.

Zoning Board of Adjustment: The ZBA will be meeting for the first time this year on Thursday, July 23rd. Copies of the Public Notice for a Variance were enclosed in the packets. Mr. Edkins explained that an individual wants to purchase a lot with a dwelling on it and build a garage next to the house but there is not enough room for the set-back; it would be 4-feet from the property line.

Unity Stage Road: Mrs. Francis reported that there is a house or duplex being built on the Unity Stage Road. She explained how they are handling the storm-water run-off and questioned if this is an approved method. Mr. Edkins said they received a Building Permit from the Building Inspector. Mr. Weed is working with an engineer on a plan to fix the wash-out in that area.

Emergency Services Complex: Albert Paulhus would like to design a carbon neutral building to house the combined emergency services where the fire station is now. There are loans and grants available for these types of buildings. He hoped that if he sketched something the Town would purchase the software for him at a cost of about \$1,000. Mr. Edkins said there seems to be grant money available for fire stations but none has yet been found for police stations.

Demise of the Eagle Times: Mrs. Francis noted that as a community they lost a “voice” now that the Eagle Times is gone. Mr. Edkins advised that the Selectboard agreed to use the Keene-Sentinel for public notices. Selectboard meeting minutes are posted on the Town web site; they include the activities of the Highway, Police, Transfer Station, Water/Wastewater and Recreation departments. There will not be an Our Town publication this month but they are looking at other options. The River Record covers the Fall Mountain Region School District. The old Bellows Falls Shopper is coming back as a weekly paper on each Wednesday; they are anxious to cover Charlestown news. Mr. Lutz saw a copy of the new weekly Claremont Compass at the Claremont Chamber of Commerce.

ADMINISTRATION & CORRESPONDENCE: None.

Next Meeting: The next meeting is scheduled for Tuesday, August 4, 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, meeting adjourned 8:14 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 7-24-09

(**Note:** These are unapproved minutes. Corrections, if necessary, may be found in the minutes of the August 4, 2009, Planning Board meeting.)