

**MINUTES
CHARLESTOWN PLANNING BOARD
AUGUST 18, 2009**

Members Present: Robert Frizzell – Chair; Sharon Francis –Vice Chair; Doug Ring – Ex-Officio, Eric Lutz, 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. The absence of regular members Andy Jellie and Ken Moore and alternate members Herb Greenwood and Linda Stewart was noted. There were enough members present to constitute a quorum.

APPROVAL OF MINUTES OF JULY 21, 2009:

Mrs. Francis moved to approve the Minutes of the July 21, 2009 meeting as printed. Mr. Ring seconded the motion. With four members in favor, the minutes were approved. Mrs. Royce abstained as she was not present at this meeting.

ROGER G. & SUSAN M. FILION – Two (2) Lot Subdivision – 411 Calavant Hill Road – Map 205, Lot 31 – Zone E (Mixed Use): Tom Dombroski was present, representing the applicants, Roger and Susan Filion. This property is on the west side of Calavant Hill Road close to the top of the hill. Lot #1 has the existing house where Mr. and Mrs. Filion will continue to live. Lot 2 will be a little over an acre; both lots conform to all the zoning regulations. A state subdivision approval application has been submitted to DES; Mr. Dombroski expects subdivision approval from the state soon. Each lot will have its own well. He obtained a Driveway Permit from Keith Weed, Highway Superintendent, but still need to have the location of the driveway revised. He will be asking for an amendment to the permit. Copies of the Driveway Permit will be needed for the file.

Shelby Packard-Silfies, an abutter, and her husband are concerned about drainage and their drilled well as it is on that side of their property (in the back corner of their house). The Filion property is higher than theirs. Mr. Dombroski said they should not have any problem at all because that property will drain toward the road.

Dominic St. Pierre stated that there is a lot of ledge in that area. If there is going to be any blasting what might happen to their wells. Mr. Dombroski said the blaster will be liable for any damage to the wells.

There was discussion relative to the stormwater run-off. Mr. Silfies advised that some culverts were just replaced but the water builds up and still goes across the road. Most of the run-off is down the right hand side of the road.

Mr. Lutz moved to accept as complete the application of Roger and Susan Filion for a two (2) lot subdivision at 411 Calavant Hill Road subject to the Driveway Permit and State Subdivision Approval. Mrs. Francis seconded the motion. With five members in favor, the motion was approved.

Mr. Frizzell advised that this will be an agenda item for the next meeting on Tuesday, September 1st when a decision will be made on final approval.

PLANNING & POLICY ISSUES:

CEDA Park: Mr. Lutz asked about a status report for the new proposed sign for CEDA Park. He would like to know where the location will be as two Elm trees will be arriving and are to be planted in that area. Mr. Edkins said it is still pending.

Zoning Amendment – Lot Size Averaging: Mr. Edkins distributed copies of the Springfield, NH, Zoning Ordinance. He also handed out a “Lot Size Averaging Comparison” Variables sheet for Acworth and Lyme, NH. Some decisions that need to be made are:

- Where will they allow this Lot Size Averaging;
- 2) Will there be a minimum parcel size;
- 3) What will be the minimum lot size in the new subdivision; and
- 4) Density bonus.

The Variables for Acworth and Lyme were reviewed. All of these ordinances rely heavily on the model contained in the Innovative Land Use manual. There was a consensus that the Conservation Commission Natural Resources Inventory should give the PB some guidance. Members agreed to bump up the five acres to 20 acres in both the Watershed and Mixed Use zones. The PB members felt that Mr. Edkins should go ahead and draft an ordinance based on the original document but incorporating portions of the ordinances from the other three towns. On page 2 of the Charlestown draft there was discussion relative to increasing the density bonus from 15% to 25% and increase 50% to 75% for preservation. Revised copies should be distributed to the three main local developers and the Conservation Commission for their opinions; a working session will be scheduled to discuss the proposed ordinance with them.

ADMINISTRATION & CORRESPONDENCE:

Municipal Law Lecture Series: Copies of the Municipal Law Lecture Series notice from the Local Government Center were enclosed in the packets. There is money in the budget for registration fees; members who wish to attend should let Mr. Edkins know.

Annual Fall Planning and Zoning Conference: The Annual Fall Planning and Zoning Conference will be held on Saturday, October 17th, 2009, at The Mountain Club on Loon, Lincoln, New Hampshire. Let Mr. Edkins know if any members wish to attend.

Upper Valley Lake Sunapee Region Planning Commission: The UVLSRPC will be sponsoring a program on Wind Energy on September 9th in New London at the Library.

Appreciation Breakfast: Every department in Town received an invitation to attend an “Appreciation Breakfast” for all public employees including volunteers at the Light Fellowship Four Square Church on Saturday, September 19th beginning at 9:00 am.

For Sale Signs: Mr. Edkins reported that the Town ordinance exempts “For Sale” signs on vehicles as well as “For Rent” signs from permitting requirements. It is a violation if the vehicles are parked in the Town’s right-of-way between the sidewalk and road.

Consignment Shop: It was mentioned that the Consignment Shop is now expanding outside the store. There was approval for the store but not for the items outside.

Old Claremont Road: It was noted that Mr. Ouellette is still selling bikes, windows, etc. on the Old Claremont Road. Mr. Edkins noted that this business and Gary Knight’s equipment are on his list for follow-ups.

Next Meeting: The next meeting is scheduled for Tuesday, September 1, 2009, at 7:00 PM.

ADJOURNMENT:

There being no other business, Mrs. Francis moved for adjournment. Mr. Lutz seconded the motion, with all in favor, meeting adjourned at 7:58 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 8-20-09

(**Note:** These are unapproved minutes. Corrections, if necessary, may be found in the minutes of the September 1, 2009, Planning Board meeting.)