

**MINUTES
CHARLESTOWN PLANNING BOARD
JANUARY 19, 2010**

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: Chairman 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. Mr. Frizzell advised that a quorum of regular members was present.

APPROVAL OF MINUTES OF JANUARY 5, 2010:

Sharon Francis moved to approve the Minutes of the January 5, 2010 meeting, as printed. Doug Ring seconded the motion. For clarification Mr. Lutz pointed out that on page 3, 5th paragraph, second sentence, that Mr. Thibodeau asked if they are going to expand “the fenced compound around the facility” rather than “that”. With five members in favor, the minutes were approved.

NH #1 RURAL CELLULAR, INC. d/b/a US CELLULAR (KJK WIRELESS, Agent), Cont’d – Extend Existing “Brown Stick” Cellular Antenna from 80’ to 100’ to Accommodate Additional Carriers – 259 Birch Drive – Map 233, Lot 53 – Zone E (Mixed Use): Mr. Edkins explained that when the original tower was proposed a bond in the amount of \$23,000 was posted by Nextel in the event it was ever abandoned and had to be removed. When Nextel sold to SBA Towers they posted a replacement bond. The bond was never intended to remove the entire facility only the tower because of its visibility. He feels it is adequate even if it is increased in height. Brian Allen noted that they are putting up a 20-foot extension and there will be room for another carrier above the tree line. They believe this is the maximum height for this tower according to the engineer. Depending on technology five years from now the other spots might work.

Mr. Lutz moved to grant final approval to the application for NH #1 Rural Cellular, Inc. to extend the existing “Brown Stick” cellular antenna from 80’ to 100’. Mrs. Francis seconded the motion. With five members in favor, the motion was approved.

MICHAEL LEMIEUX & TOWN OF CHARLESTOWN, Cont’d – Preliminary Consultation on Proposed Two Lot Subdivision – Old Claremont Road – Map 101, Lot 21 – Zone E (Mixed Use): David Duquette, Water Superintendent, explained that they are proposing to upgrade the water line down the Old Claremont Road. The current

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water line is 2” but reduces down to 1” and then ¾” to the final house owned by Salsi. This is now illegal. They are proposing to increase the size of the line from Hidden Valley to Mr. Salsi’s property with a 6” line. He has been working on this for the past five years; it will be expensive. Now Mr. Beaudry has built one home that is on the 6” water line to Hidden Valley but Mr. Duquette cannot give him permission to connect other houses above it because the line is too small. On occasion Mr. Salsi has gone without water so there is a problem. There is no fire protection on that section of road. In talking to Mr. Beaudry and Mr. Lemieux they came to an agreement that if the Town will provide materials they will install this line which is a huge savings and benefit to the Town; it will save about \$50,000. There will be fifteen connections with three more for the Beaudry development and one or two more for Mr. Lemieux. It up-grades the water flow, fire protection and additional development. The cost to the Town for the 1,000-foot that Mr. Lemieux would install would be \$20,000 to \$30,000 if the Town had to do this work.

Mr. Edkins said it will also allow the Town to make improvements to the road that is currently in horrendous condition. The Town has continued to get complaints from that neighborhood for a number of years but the response is that they always wanted to take care of the water line before paving the road. He distributed maps that showed the area and the water line. Lot #21 is the one that Mr. Lemieux would like to subdivide but the problem is he would need 250-feet of road frontage but has 211-feet so is 39-feet short. He is looking for a Waiver; the lot sizes themselves fully meet the requirements and would be consistent with other lots in that area. The Selectmen have endorsed this as a good way for the Town to save a good deal of money and get that water line upgraded promptly. It is important. They put \$25,000 into the Water Department budget if it becomes necessary for the Town to do it but they would like to use that money for another project if this is approved.

Selectboard Chairman Jon LeClair wanted to make it clear that Mr. Lemieux did not approach the Town with this idea; the Town approached him after they talked to Mr. Beaudry. In these economic times it is good when residents come forth to help the Town so hopefully we can also help them. He could put in wells for less than it will cost him to work on the water line.

Mr. Lutz questioned extending that line further. Mr. Duquette said to go beyond that point would require a booster pump station.

Mrs. Francis looks at this as a precedent. Planning Boards operate within big books of rules and regulations. There could be a lot of subdivisions and building.

Mr. Frizzell feels this could be a substandard lot. Would the two lots be worth more than one lot? The only thing the PB would be giving up would be some frontage. This could be the start of a connection with the North Charlestown water line.

Mr. Duquette explained that the EPA put North Charlestown in a high risk assessment area because of the way the wells are located close to the Sugar River and Connecticut

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River. The EPA wants the Town to own a lot of land around the wells but the owner does not want to sell or consider another easement. By 2015 the Town will either have to have another water source or another well otherwise we will be in violation. Eventually the Town will have to connect with North Charlestown and that will require a booster pump station.

Mr. Edkins referenced the Subdivision Regulations provisions for Waivers found on Section 4.10.2. The PB does have the authority to waive certain requirements including frontage requirements when the Board finds that special circumstances warrant such a waiver.

Mr. Lutz is the Treasurer of the Tennis Club. People complain about the high taxes and the condition of the road. Mr. LeClair stated that the road is scheduled to be paved in 2011. They want to finish up the Beaudry Development in 2010.

Mr. Edkins summarized by advising that the Selectboard is looking for a sense of whether the PB would be willing to waive that frontage requirement. It appeared that a majority of the PB members would lean toward approving this subdivision and waiver as it is a good thing for the Town overall.

LARRY CROCKER: Mr. Crocker has some questions relative to the Hemingway project. He asked if the PB has any responsibility over the building of that road. Mr. Frizzell responded that if Mr. Hemingway came in for a subdivision they would but they cannot do anything about this road now. Mr. Edkins said it is not a right-of-way but is a strip of land that is a part of the 84 acres owned by Mr. Hemingway. The PB does not have jurisdiction over private roads used by the land owner. He has been following the correspondence between the Conservation Commission and the Department of Environmental Services. One of Mr. Crocker's big concerns is that Mr. Hemingway is looking to develop that land but if he was going to do that it would require the approval of this PB and a road would have to be built to Town specifications. If that was the case then Mr. Crocker, as an abutter, would receive a certified letter from the PB. Mr. Hemingway could build a single home there as he has a Driveway Permit. It was suggested that Mr. Crocker talk with Mr. Hemingway about his future plans and runoff issues.

PLANNING & POLICY ISSUES: There were none.

ADMINISTRATION & CORRESPONDENCE:

Annual Town Meeting: Mr. Edkins provided a brief summary of the proposed 2010 Warrant Articles and Budget.

Planning Board: Andy Jellie and Ken Moore's terms of office on the Planning Board will expire in March. The filing period starts on Wednesday, January 20th and ends on Friday, January 29th, 2010.

ADJOURNMENT:

There being no other business, Mr. Lutz moved for adjournment. Mrs. Royce seconded the motion, with all in favor, meeting adjourned at 8:26 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 1-25-10

(**Note:** These are unapproved minutes. Correction, if necessary, may be found in the minutes of the February 2, 2010, Planning Board meeting.)