

**MINUTES  
CHARLESTOWN PLANNING BOARD  
FEBRUARY 2, 2010**

Members Present: Robert Frizzell – Chair; Sharon Francis – Vice-Chair; Doug Ring – Ex-Officio; Andy Jellie, Pat Royce

Alternates Present: Herb Greenwood

Staff Present: David Edkins – Planning & Zoning Administrator

**CALL TO ORDER & SEATING OF ALTERNATES:** Chairman Robert Frizzell called the meeting to order at 7:00 PM. The absence of regular members Eric Lutz and Ken Moore and alternate member Linda Stewart was noted. Mr. Frizzell asked Mr. Greenwood to sit for Eric Lutz.

**APPROVAL OF MINUTES OF JANUARY 19, 2010:**

**Sharon Francis moved to approve the Minutes of the January 19, 2010 meeting with the following correction: Page 2, 5<sup>th</sup> paragraph, change second sentence to “Planning Boards operate in a framework of state laws and regulations; doing favors is not among them”. Mrs. Royce seconded the motion. With four members in favor, the minutes were approved as corrected. Mr. Jellie and Mr. Greenwood abstained as they were not present at this meeting.**

**NORMAND R. BEAUDRY – Four (4) Lot Subdivision – 223 Old Claremont Road – Map 102, Lot 52 – Zone E (Mixed Use):** Travis Royce from Landmark Land Surveying and Permitting represented the applicant, Normand R. Beaudry. He advised that this four lot subdivision is pretty much the same as presented at a previous meeting during a preliminary consultation. The property is located between the Old Claremont Road and Route 12 across from Hidden Valley Road. It is 19.8 acres. The applicant recently completed a house on lot #1 and anticipates building a house on each of the three remaining lots. Three lots are over 5 acres and one lot is 3.7 acres. All lots have frontage on the Old Claremont Road; two will have access via the former gravel pit access.

- Lot #3 is 5.02 acres with over 700 feet of frontage on the Old Claremont Road;
- Lot #4 is 6.04 acres and considered a back lot with 50 feet of frontage on Old Claremont Road; it has 600-to-800 feet of frontage on Route 12 but the Route 12 frontage is not usable;
- Lot #2 is 3.7 acres; the house will go close to the proposed driveway as shown;
- Lot #1 is 5.03 acres and has the existing house, driveway and septic system on it.

Mr. Frizzell advised that the important point is that there is a place for a house. A review of the checklist began for this major subdivision as it is more than two lots. All items were met with the following exceptions:

- Driveway Permits – Mr. Royce knew that Mr. Beaudry spoke to Mr. Weed but he did not have the Driveway Permits;

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- There are no wells that Mr. Royce was aware of;
- This is all Zone E;
- Topography is shown on the west side of the wetland but not on the east side;
- The property will be served by municipal water and on-site septic systems;
- There are no Rights-of-Way;
- No bridges, culverts or new roads are proposed;
- Test pits are shown.

Mr. Edkins noted one thing that might be missing is the topography on the east side of the wetlands for lots 3 and 4. Mr. Royce referred to lot #3; the area around the existing building was a part of the gravel pit and is flat. Going to the south east it drops down about 10-feet and then drops off again to a flat area. Lot 4; basically the area from the 4K area about half way to Route 12 and to the stream location is all relatively flat but some area toward Route 12 is pretty steep; maybe 25-30% slope. It is technically buildable. The rest of it to the south east goes up and then flattens out. The existing driveway across Lots #3 and #4 was used as access to the former gravel pit. The PR soil in that area is gravel pit.

The stream near Lot #3 is from Beaver Brook. Beaver Tracks delineated the wetland areas. Mrs. Francis asked if the tables are what the NH DES uses. Mr. Royce responded “yes – version #3”; it is based on Jonathon Sisson’s (Beaver Tracks) delineation.

Mr. Frizzell opened the meeting to the abutters present:

Fredrick and Jennifer Girard are abutters to the north who purchased the property last year. They have two concerns. The first one is that the applicant’s driveway is right on their property line. When this was an operating gravel pit it seems that the operation was so close to their property that it caused a portion of it to fall into the gravel pit; it took away trees and gravel that was on their side of the property line. They are concerned that further development will destabilize their side of the property. They are asking that measures be taken when the driveway is being put in that further damage to their property does not occur and to back fill against their property so further undermining does not occur.

Mr. Royce said it is obvious that when excavation was being done he believes they went over the property line. Mr. Beaudry is aware of it and said it was done when he previously owned the property and the Town was using the pit. It was a long time ago as there are some good sized trees growing in that area. Mr. Frizzell said there is a rule against going across the line. Mr. Girard felt it is further back from the area that Mr. Royce is referring to as there are just young trees and shrubs. There is a lot of other material in that area like old concrete, steps, fireplaces, etc; he expects they are over the property line. They are concerned about heavy rains as it is just sand with no vegetation. Mr. Royce explained that he cannot speak for Mr. Beaudry but he does not see why Mr. Beaudry would not be willing to re-grade that area to a better slope. Mrs. Francis read from the regulations on Slopes and Erosion Control; addressing the instability would be appropriate. Mr. Edkins feels it would not be unreasonable to ask that some steps be taken to stabilize that area. Mr. Girard provided some pictures that the PB looked at.

Ed Lawrence is an abutter to the south. On the map it shows a lot line in a few different angles but on the Town tax map it shows the lot line as a straight line. His Deed describes a straight line. Mr. Royce could not find a pipe marker on Route 12. When Route 12 was being built some land was taken as they measured from the center line. He used information from Deeds and other available documents. Mr. Frizzell felt this needs to be cleared up; Mr. Royce needs to be more specific.

Eugene Desjardins is an abutter on the Old Claremont Road across from Lot #2. He feels the wetlands are closer to the road than shown on the plan; they are closer to 100-feet at the edge of the swamp. It isn't as shown on the plan, it is a straighter line. Mr. Royce stated that Jonathan Sisson, a Certified Wetlands Scientist from Beaver Tracks, did the delineation of the wetlands. The septic setback is from the edge of the pavement just over 100-feet and it gets wider to the south. Water needs to be present for a certain amount of time for the characteristics in the soil and the vegetation to develop to be determined as a wetland. Mrs. Francis asked when Mr. Sisson did the delineation. Mr. Royce said in the growing season; about the same time that Mr. Beaudry started building the house.

Mr. Greenwood stated that on Lot #2, which is 3.02 acres, there is actually less than an acre available to build on.

Mr. Edkins noted that Mr. Weed cannot give four separate Driveway Permits as it is just one lot at this time but he can state that each lot has a location suit able for a driveway. There was a consensus that this application is not complete.

**Mrs. Francis moved to table this application until the next meeting to allow time for the applicant to come back with the following:**

- **A correct boundary line designation on the Lawrence property**
- **Stabilization of the bank on the Girard side to correct previous damage;**

**Mr. Jellie seconded the motion. With six members in favor, the motion was approved.**

**SPRINGFIELD HOSPITAL – Renovate Second Story of Existing Medical Office into a One Bedroom Apartment – 125 Main Street – Map 118, Lot 100 – Zone B (Business):** Mr. Edkins reported that about three years ago the PB approved the Site Plan for a one bedroom apartment over the medical office but the applicant never followed through on their application. The layout of the apartment is a little different but they are not making any outside renovations. It is before the PB because it is a commercial property. Mrs. Royce questioned the parking. Mr. Edkins said this was addressed before. Mr. Ring noted that their employees park in their own parking lot and patients use the street. He believed that arrangements were made with the Claremont Savings Bank to use some of their parking lot. Mr. Edkins will research the previous minutes but the conditions in May of 2007 were that the name of an adjacent property owner be corrected, the former Charlestown Inn that Mr. Sauchuk owned be deleted and there be a designated parking space on Main Street.

**Mrs. Royce moved to table this application until the next meeting pending the applicant attending that meeting to provide more information. Mr. Greenwood seconded the motion. With six members in favor, the motion was approved.**

**PUBLIC SERVICE COMPANY OF NH – Request to Trim and Cut Trees Adjacent to and Below Power Lines on Borough Road (designated Scenic Road per RSA 231:157-158):** David Crane, Arborist – Preventive Maintenance Coordinator for Public Service Company of NH, advised that they are preparing to trim and remove trees and brush adjacent to and beneath most of its power lines within the town. This work is done every 4-to-5 years and is necessary to insure the safe distribution of power and to improve reliability of electric service for their customers. Specifications call for removal of brush and limbs less than four inches in diameter which are located within eight feet to the side of, ten feet below or fifteen feet above the conductors. Larger trees or limbs which present a threat to PSNH lines or other equipment because of decay or other defect will be removed on a case by case basis. This involves 2.2 miles of service on their line. There are two maple trees that are completely dead on the lower end. Mr. Crane displayed the area where the work will be done. It is their policy to talk to the landowners involved before the work is done. Mr. Edkins had the notice published in the newspaper two times but individual property abutters are not notified.

**Mr. Jellie moved to grant permission to PSNH to trim and cut trees adjacent to and below power lines on Borough Road as presented. Mrs. Royce seconded the motion. With six members in favor, the motion was approved.**

**OTHER BUSINESS:**

**Preliminary Consultation – St. Pierre, Inc.:** Albert St. Pierre, representing St. Pierre, Inc., displayed a map of the area that would be involved. He mentioned to Charlie Atkin that they have a piece of property he might be interested in locating his mattress business on. It would create 20 jobs. They would not use the railroad but there is an existing railroad crossing. A big question is if the RR would require gates and bars (signals). In 1996 Clyde River was going to locate its warehouse there but that did not move forward. Gowen Crossing Road is a Town maintained road; they could widen that road as they own land on one side. They now have municipal water. He questioned how much he would need to upgrade Gowen Crossing from Route 12 to the crossing to put them on this property as opposed to going across Jeffrey Road and building a new road. Mrs. Francis suggested that they look at the Clyde River file to see what the conditions were. If they decide to move to Charlestown it was suggested that if this site is not workable they might want to look at a lot in the new CEDA Gristmill Park.

**PLANNING & POLICY ISSUES:**

**Deliberative Session:** Mr. Edkins reminded the PB that the Deliberative Session is tomorrow. There is one Zoning Article on the Warrant. Mr. Frizzell will attend to read this Article.

**ADMINISTRATION & CORRESPONDENCE:**

**River Valley Animal Protection League:** An invitation was received from the River Valley Animal Protection League to invite members of the Selectboard and Planning Board to attend their Open House on Sunday, February 7<sup>th</sup> from 1:00 to 4:00 PM.

**DES Wetland Application:** Mr. Edkins received notification of a Wetland application for agriculture projects by Putnam Farms. They want to clean the sediment and debris out of their ditches; it was last done in 1970.

**ADJOURNMENT:**

**There being no other business, Mrs. Royce moved for adjournment. Mrs. Francis seconded the motion, with all in favor, meeting adjourned at 8:49 PM.**

Respectfully submitted,  
Regina Borden, Recording Secretary

Minutes Filed: 2-5-10

**(Note:** These are unapproved minutes. Correction, if necessary, may be found in the minutes of the February 16, 2010, Planning Board meeting.)