

**MINUTES  
CHARLESTOWN PLANNING BOARD  
FEBRUARY 16, 2010**

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

Alternates Present: Steve Neill – Ex-Officio

Staff Present: David Edkins – Planning & Zoning Administrator

**CALL TO ORDER & SEATING OF ALTERNATES:** Chairman Robert Frizzell called the meeting to order at 7:13 PM. The absence of regular members Eric Lutz and Ken Moore, ex-officio member Doug Ring, and alternate members Herb Greenwood and Linda Stewart was noted. Mr. Frizzell stated that there was a quorum present.

**APPROVAL OF MINUTES OF FEBRUARY 2, 2010:**

**Sharon Francis moved to approve the Minutes of the February 2, 2010 meeting as printed. Pat Royce seconded the motion. With four members in favor, the Minutes were approved.**

Ex-officio alternate Steve Neill arrived at this time and was asked to sit as an ex-officio member in Mr. Ring's place

**NORMAND R. BEAUDRY, Cont'd. – 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 displayed a set of revised plans, dated February 15, 2010. A copy of the Route 12 Highway Plan from 1964 had previously been submitted to Mr. Edkins. Mr. Royce scaled the revised plans off the base Highway Plan. Mr. Royce was able to find a property corner pin and it lines up with the Lawrence property line. Ed Lawrence did not have a chance to check on the location of the pin and has been unable to find any records that reference the pin by the road. Mr. Lawrence only has the two Town's tax maps so it is a little unclear. Mr. Edkins explained that the description in his Deed changed pretty significantly when the highway went through because the highway right-of-way took almost half of the land and frontage. Mr. Lawrence agreed to the location of the line as shown on the Beaudry subdivision plan.

After the last meeting an email was received from Fred Girard relative to the history of the damage to his property from the excavation activity on the Beaudry lot. He contacted the person that he bought the property from. It was in the name of Allen and Rose King who filed the complaints against Beaudry and the Town of Charlestown roughly 20 years ago. Mr. Beaudry felt it was closer to 30 years ago. Mr. Beaudry confirmed that the Town used to go in to get gravel back in the 1970s; he showed them where the property line was in 1980-1983. When he discovered they had gone beyond the line he stopped them. Just a small portion of this damage is on the Girard land, some is on the tennis

court property. Four pictures submitted by Travis Royce, were displayed. Mr. Beaudry said any rubbish and/or branches came from the top-side (dumped over the bank); it was nothing that he did. He owned the tennis court property at one time; he built the tennis court. Mr. Girard's dog kennel was on the property when he purchased it last November/December. Mrs. Francis mentioned Mr. Girard's concern about soil erosion. Mr. Beaudry explained that whatever happens at the bottom does not cause erosion at the top. He believes the erosion is off the Girard property. Mr. Beaudry said the tow of the slope will be close to the property line, there will be a 50-foot strip for a 15-20 foot driveway down the center which leaves 15-feet on each side of the driveway before they get to the Girard property. It will not slope but will probably stay the way it is today. In his 50-foot strip there will be no excavation except to remove some brush and to bring in some gravel. There will be a swale but at least 10 feet will not be disturbed. Mr. Beaudry has no intention of damaging the Girard property.

Relative to the question on the wetlands from Eugene Desjardins at the last meeting, Mr. Edkins explained that they were delineated by Jonathan Sisson, a Certified Wetlands Scientist. Mr. Beaudry felt the brook is about 75-feet away from the wetlands.

**Mrs. Francis moved to accept the application as complete. Mrs. Royce seconded the motion. With four members in favor, the motion was approved. Mr. Neill abstained as he was not present at the February 2, 2010 meeting so did not feel he had all the background information.**

**Mr. Jellie moved to grant final approval for this four lot subdivision at 223 Old Claremont Road. Mrs. Francis seconded the motion. With four members in favor, the motion was approved. Mr. Neill again abstained.**

**SPRINGFIELD HOSPITAL, Cont'd. – Renovate Second Story of Existing Medical Office into a One Bedroom Apartment – 125 Main Street – Map 118, Lot 100 – Zone B (Business):** Mark Blanchard from Springfield Hospital was present. Mr. Edkins had provided copies of an excerpt from the Planning Board Minutes of May 1, 2007, for the Board to see what the issue was at that time and how it was resolved. A similar application was approved at that time but the approval was not exercised within one year as required so they are re-applying for approval. Mr. Blanchard advised the single tenant will be gone during the day to work in the hospital and can have their choice of a parking space when the office is closed. No abutters were present.

**Mrs. Francis moved to approve this as an Amendment to the previously approved Site Plan for the Springfield Hospital. Mr. Neill seconded the motion. With five members in favor, the motion was approved.**

**GEOFFREY & KIM McCAFFREY – Boundary Adjustment & Two (2) Lot Subdivision – 501 Old Claremont Road – Map 103, Lots 46 & 47 – Zone E (Mixed Use):** (Mr. Frizzell stepped off the PB for this application as he is an abutter to the subject property. Mrs. Francis assumed the Chair.)

Travis Royce from Landmark Land Surveying and Permitting is representing the applicants. They came before the PB two meetings ago for a preliminary consultation. Their proposal is to provide some road frontage for an existing lot, adjacent to their house lot and to subdivide the current house lot that is 29.68 acres; they want to take 5-acres off to make a second lot. The main discussion at the preliminary consultation was providing road frontage to lot 46 and road frontage for the back lot. There is an existing bridge for which the McCaffreys obtained a Wetlands Permit that was installed last summer. They propose two 25-foot strips providing access to the back lot. The two areas that will change hands are illustrated with cross hatching Both parcel owners will utilize the bridge as noted on the NH DES Wetland Bureau Permit #2009-00241. Mr. Edkins pointed out that to approve this, the PB would need to waive the usual 50-foot frontage requirement for these two lots because of the unique circumstances. Lot 46 will have frontage that it did not have before; at present it is a lot of record with no frontage.

**Mr. Jellie moved to accept the application as complete. Mrs. Royce seconded the motion. With five members in favor, the motion was approved.**

Mr. Frizzell assumed his seat as Chair; Mrs. Francis assumed her position as Vice-Chair.

**PLANNING & POLICY ISSUES:**

**Zoning Amendment:** Mrs. Francis received an email from Conservation Commission Chairman Richard Holmes recommending that the PB write a letter to the Editor about the Zoning Amendment on Lot Size Averaging and the preservation of natural resources in the Town. She distributed a draft letter for the Planning Board's review and comment. The letter states that both the Planning Board and Conservation Commission strongly support the amendment. After making some minor editorial revisions the Board agreed that Mr. Edkins will email it to the absent members for concurrence before it is sent to the Editor.

There was a brief discussion relative to the NH DES requesting additional information from Chris Hemingway regarding his Wetland Permit application.

**ADMINISTRATION & CORRESPONDENCE:** None.

**ADJOURNMENT:**

**There being no other business, Mrs. Francis moved for adjournment. Mrs. Royce seconded the motion, with all in favor, meeting adjourned at 8:20 PM.**

Respectfully submitted,  
Regina Borden, Recording Secretary  
(Transcribed from Tape)

Minutes Filed: 2-19-10

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