

**MINUTES
CHARLESTOWN PLANNING BOARD
MARCH 2, 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 absences of regular members Andy Jellie and Ken Moore, and alternate members Herb Greenwood and Linda Stewart were noted. Mr. Frizzell advised that a quorum was present.

APPROVAL OF MINUTES OF FEBRUARY 16, 2010:

Sharon Francis moved to approve the Minutes of the February 16, 2010 meeting as printed. Pat Royce seconded the motion. With three members in favor, the Minutes were approved. Mr. Lutz and Mr. Ring abstained as they were not present at this meeting.

GEOFFREY & KIM McCAFFREY, cont'd. – 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 McCaffrey property. Mrs. Francis assumed the Chair.) Mr. McCaffrey summarized the presentation made at the February 16, 2010, meeting for members that were not present at that meeting. There have been no changes since that meeting. Mr. McCaffrey plans to sell the 5-acre lot with the existing house but it is their intent to keep the rest of the acreage and to put a smaller house on it. He understands he will have to pay a penalty when it is time to take some of the land out of Current Use. Mr. Edkins noted that the PB should reference the fact that they are waiving the customary 50-foot frontage requirement with any approval of this application because of the unusual circumstances.

Mr. Ring moved to grant final approval for this application from Geoffrey and Kim McCaffrey for a boundary adjustment and two lot subdivision on the Old Claremont Road. The PB is waiving the customary 50-foot frontage requirement because of the unusual circumstances in this instance. 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:

Lot Size Averaging Amendment: Mr. Edkins noted that the work on the Lot Size Averaging Amendment has been done. All that remains is the vote by the residents. There was discussion relative to the fact that there is opposition to it. Mrs. Francis will make copies of the PB letter that appeared in the Our Town publication for distribution during the opposition rally that is expected to be held on Sunday, March 7th. A large-print of the proposed Article will be on display at the polls.

ADMINISTRATION & CORRESPONDENCE:

Next Meeting: The next meeting is scheduled for Tuesday, March 16th. A new application has been received from Whelen Realty, LLC for an addition to an existing Industrial building on CEDA Road.

Upper Valley Lake Sunapee Regional Planning Commission: Mr. Lutz asked if his successor to the UVLSRPC has been attending those meetings. Mr. Edkins will check with Steve Smith.

ADJOURNMENT:

There being no other business, Mr. Lutz moved for adjournment. Mr. Ring seconded the motion, with all in favor, meeting adjourned at 7:34 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 3-4-10

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