

**MINUTES  
CHARLESTOWN PLANNING BOARD  
APRIL 6, 2010**

Members Present: Robert Frizzell (Chair); Sharon Francis – (Vice-Chair) -Late; Steve Neill – Ex-Officio; Andy Jellie, Roger Thibodeau

Alternates Present: Herb Greenwood

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 Pat Royce and Eric Lutz and alternate member Linda Stewart was noted. He called upon Herb Greenwood to sit on the Board for Pat Royce.

**APPROVAL OF MINUTES OF MARCH 16, 2010:**

**Mr. Thibodeau moved to approve the Minutes of the March 16, 2010 meeting as printed. Mr. Jellie seconded the motion. With three members in favor, the Minutes were approved. Steve Neill abstained as he was not present at this meeting.**

Mr. Frizzell noted that Steve Neill is the new ex-officio representative from the Selectboard. Doug Ring will be the ex-officio alternate Selectboard representative.

Mrs. Francis arrived at this time.

**WHELEN REALTY, LLC, cont'd – 48,125 Square Foot Addition to Existing Industrial Building – 99 CEDA Road – Map 106, Lot 1 – Zone F-1 (Business/Industrial):** Mr. Edkins reported that there were no new developments since the last meeting. The PB had previously told Mr. Olson that he did not need to attend this meeting.

**Mr. Jellie moved to grant final approval to the Whelen Realty, LLC application for an addition to the existing industrial building. Mr. Thibodeau seconded the motion. With four members in favor, the motion was approved. Mr. Neill abstained as he was not present at the prior meeting on this application.**

**TOWN OF CHARLESTOWN and NORMAN C. COBB – Boundary Adjustment Between Existing Lots – 169 & 173 Main Street – Map 118, Lots 107 & 111 – Zone B (Business):** Mr. Frizzell advised that this boundary adjustment was authorized by the voters at the Town Meeting. Mr. Edkins stated that a number of years ago it was discovered that a portion of the Town water barn is on the Cobb property. Back in 1972

the Town granted authorization to make this correction but it never happened. It is a housekeeping matter that needs to be taken care of. They talked to Mr. Cobb and mutually agreed to this arrangement. He explained the changes on the map. There is a 10-foot setback for the barn. Mr. Cobb said he did not have any problems with what is being proposed. Mrs. Francis felt the plan should be re-drawn to show the complete Town property on the east side. Mr. Edkins pointed out that it would not change anything but would cost more money for the surveyor. These plans will go to the tax map people who will make the necessary revisions.

**Mr. Jellie moved to accept this application as complete and to grant final approval for this boundary adjustment between the Town of Charlestown and Norman C. Cobb. Mr. Thibodeau seconded the motion. With five members in favor, the motion was approved.**

**PLANNING & POLICY ISSUES:**

**Smith & Allen Property:** Phil Shaw explained that he doesn't have a problem with the Animal Protection League being on this property. Doug Ring has been receptive to Mr. Shaw's suggestions; his area has been taken care of. The issue is the auto body shop as he regularly works after 5:00 PM and sometimes on Sunday. He is doing grinding and sanding outside the building. The number of vehicles outside the building is okay. Lenny Garrett's business was towing and auto repair. Mr. Shaw asked if anything can be done about it. Mr. Edkins felt the PB could ask him to come in as he is not fully observing the conditions attached on the original Garrett approval. There was a consensus of the PB members to ask him to attend a meeting.

**Access by Whelen:** Mr. Frizzell asked if the Selectboard were made aware of the access problem near Whelen. Mr. Neill said the Selectboard agreed to monitor it as Mr. Olson is now staggering his shifts. At the end of any shift there is a lot of traffic.

**Summer Street:** Mr. Shaw is concerned with the traffic flow on Summer Street. When the Selectboard changed it to one-way traffic it became a case of it wasn't broken so it should not have been fixed. There is now a safety issue. Mr. Edkins has not researched the history of the parking spaces by the Anglican Church. When the video store moved in it didn't require Site Plan Review because it was just a different retail type of operation. Mr. Frizzell feels this is more of a Selectboard rather than PB matter. Mr. Shaw plans to attend the Selectboard meeting tomorrow evening.

**Paul's Auto Body:** Enclosed in the Board's packets was Mr. Edkins' response to the NH Motor Vehicle Department regarding Paul's Auto Body application for Dealer / Repair Supplemental Plate for Sale of Vehicles. Mr. Edkins noted that Nichols Lane is a private road off a Class VI road and is in the Water Shed Zone. The applicant signed a statement that the garage would only be used for his personal use when he applied for the Building Permit. This is for informational purposes only.

**Campers:** Mrs. Francis advised that the Ordinance on Campers became effective on January 1<sup>st</sup>, 2010. Owners of campers should be made aware of this Ordinance. Mrs.

Francis read a section of the Ordinance and the criteria was reviewed. Mr. Edkins will contact possible violators when it is brought to his attention.

**ADMINISTRATION & CORRESPONDENCE:**

**Master Plan:** Eric Lutz is looking for information on the Master Plan. The present one was completely re-written between 2004 and 2007 and adopted in December of 2007.

**PB Alternate Members:** State Statute provides for five Planning Board alternates but this Board usually has had three. The Planning Board appoints its own alternates. Linda Stewart's term expires this year. A list of vacancies has been posted.

**Route 12:** There was discussion relative to the recent accidents. The message is getting through in Concord that it is a dangerous section of road. Mr. Edkins noted that the renovation project is moving through the process. A formal Public Hearing will be held in July and that will allow them to obtain easements, rights-of-ways, etc. The current schedule is that the railroad will be moved over in 2012 with road construction in 2013. It seems that the best we can expect is to have it all move up one year.

**Next Meeting:** There are no new applications for the next meeting.

**ADJOURNMENT:**

**There being no other business, Mr. Jellie moved for adjournment. Mr. Thibodeau seconded the motion, all in favor, meeting adjourned at 8:02 PM.**

Respectfully submitted,  
Regina Borden, Recording Secretary

Minutes Filed: 4-9-10

(**Note:** These are unapproved minutes. Corrections, if necessary, may be found in the minutes of the April 20, 2010, Planning Board meeting.)