

**MINUTES
CHARLESTOWN PLANNING BOARD
OCTOBER 5, 2010**

Members Present: Robert Frizzell (Chair); Sharon Francis (Vice-Chair); Steve Neill (Ex-Officio); Andy Jellie, Eric Lutz, Pat Royce

Alternates Present: James Jenkins

Staff Present: David Edkins – Planning & Zoning Administrator
Regina Borden – Recording Secretary

CALL TO ORDER & SEATING OF ALTERNATES: Sharon Francis called the meeting to order at 7:00 PM. She advised that Robert Frizzell would be a little late and would recuse himself from the first Agenda item. She noted the absence of regular member Roger Thibodeau and Alternate member Herb Greenwood and called upon Alternate member James Jenkins to sit in for Roger Thibodeau. Newly appointed Alternate member Corinne Soddors was present but had not yet taken the Oath of Office.

APPROVAL OF MINUTES OF 8/3/10 AND 9/21/10:

There was a consensus to pass over the Minutes of the August 3, 2010, meeting due to the lack of a quorum.

Mr. Lutz moved to approve the Minutes of the September 21, 2010 meeting as printed. Seconded by Mr. Jellie. Mr. Jellie referred to page 2 – Mrs. Clemons indicated that there would be no change to the size or location of the existing sign but there was. Mr. Edkins replied that she came in to apologize to him because apparently there was a misunderstanding between her and the sign maker. It is the same sign but it fills up both of the panel slots however it still complies with the regulations. With four members in favor, the Minutes were approved. Mrs. Francis and Mr. Jenkins abstained because they were not present at this meeting.

PATRICK E. & ROGENE G. THOMPSON – Two (2) Lot Subdivision – 507 Acworth Road – Map 233, Lots 3 – Zone E (Mixed Use): Mr. Edkins noted that this application was accepted as complete at the last meeting. There were no new developments since then. Mr. Lutz asked about the Driveway Permit. Mr. Edkins said the Highway Superintendent did approve the location on the plan but usually this permit is not received until they are ready to build a house and put in the driveway.

Mr. Neill moved to grant final approval for Patrick E. & Rogene G. Thompson for a Two Lot Subdivision at 507 Acworth Road. Seconded by Mrs. Royce. With five members in favor, the motion was approved. Mrs. Francis abstained as she was not present at the previous meeting when this was discussed.

UPPER VALLEY TRANSFER/CUSHMAN LUMBER – Sign Permit – 94 Springfield Road – Map 113, Lot 27 – Zone F-2 (Industrial/Business): Steve Cushman, representing the Upper Valley Transfer/Cushman Lumber, was present. Mr. Edkins advised that this sign will be replacing the existing panel to reflect the new ownership of the facility. It complies with the regulations. Mrs. Francis noted that this is an attractive sign. Mrs. Royce questioned the lighting. Mr. Cushman replied that there would not be any lighting. Mr. Neill commented that their property looks much better as they have been cleaning it up, trimming the trees and bushes, it is a noticeable improvement.

Mr. Jellie moved to approve this Sign Permit for the Upper Valley Transfer/Cushman Lumber as presented. Seconded by Mr. Jenkins. With six members in favor, the motion was approved.

NORM & MIKE EXCAVATING, INC. – Construction of Two (2) Pole Barns (56' x 32' and 28' x 24') for Equipment Storage – 60 Caryl Lane – Map 102, Lot 59 – Zone E (Mixed Use): Travis Royce, Landmark Land Surveying & Permitting, LLC, was present representing the applicants. This application is for the construction of two pole barns (56' x 32' and 18' x 24') for equipment storage. Mr. Royce indicated that everything on his plan is existing except for the two pole barns. There is no proposal to go outside the boundaries of what is shown as the Wetlands areas.

(Robert Frizzell arrived at this time)

Traffic flow will continue as is; clockwise around the main building. It is only used by the employees. Their existing office is on the Old Claremont Road. The larger pole barn will be at the same elevation as the existing building. It is only visible from the dead end road. This will allow a lot of the bigger equipment to be under cover and out of sight. The smaller barn will be for sanders and other seasonal equipment. This barn will be about ten feet lower than the main building. There will be no electricity to the smaller barn; maybe none to the bigger barn.

Mr. Jenkins asked about wells. Mr. Royce advised that their well is at the south-east corner of their building. Across the road are the self-storage units so he doesn't believe there is a well. To the south is Norm Beaudry's personal dwelling. Weeks and Gowen's well is on the south-east side of their building.

Mr. Jellie moved to accept this application for Norm and Mike Excavating, Inc. as complete. Seconded by Mr. Jenkins. With seven members in favor, the motion was approved.

Mr. Edkins noted that this is an Amendment to the previously approved plan. Mrs. Francis asked if there were any comments from the people present. There were none.

Mr. Lutz moved to grant final approval to this application from Norm and Mike Excavating, Inc. as presented. Seconded by Mrs. Royce. With seven members in favor, the motion was approved.

SALT SHED HOLDINGS, LLC – Sign Permit – Route 12: Rob Connolly, owner, was present. He advised that, at this time, he is only looking for approval for the frame for the signs. In the future his tenants will come in for their sign panel approval. The brown and tan/cream colors will match the building. There is an old sign there that was left by the Marina business but it will be coming down. Joel Stoddard's separate sign is up now. Mrs. Francis noted that the Town's sign regulations take into consideration the speed of traffic going by in terms of people being able to read them without being distracted. Mr. Connolly said the speed is 55+ MPH. It was estimated that the distance from Route 12 to the sign location is about 250-feet. The Stoddard sign is on the opposite side of the property. This proposed frame will be in front of the existing frame. The current tenants are Fastenal and SCA; the sign panels will be their responsibility. Mr. Edkins noted that 50 square feet is the maximum allowable size. Mr. Frizzell felt these are directory type signs on a highway. Mr. Edkins read the sign regulations for this area. There was discussion pertaining to the fact that there are two businesses in one building. The concern was should each business be entitled to a separate 50 square foot sign panel. Mr. Connolly does not want approval for the sign frame unless each business can have a 50 square foot sign panel; this is off a highway, it is not downtown.

Mr. Lutz moved to table this Sign Permit until the next meeting to allow time to do more research. Seconded by Mr. Jenkins. With seven members in favor, the motion was approved.

(Mr. Frizzell assumed his position as Chair; Mrs. Francis as Vice-Chair.)

PRELIMINARY CONSULTATION - DANIEL and CAROL McSHANE: Tom Dombroski addressed the Board representing Daniel and Carol McShane on Calavant Hill. About a year-and-a-half ago lot line adjustments for applicants (Daniel and Carol McShane, Connecticut Valley Auto, and Eric Flaig) were approved to correct having a lot line go through a building. It was recorded in the Registry of Deeds but it does not get finalized until the Deeds are signed and exchanged among the parties; this never happened. Some glitches have now developed. In order for Daniel and Carol McShane to subdivide their property they would have to create a back lot. If the lot line adjustment had occurred they would not have been able to do this because the regulations say they need 200-feet of road frontage and they would only have 160-feet. Originally the McShane's had agreed to go along with the lot line adjustment to solve somebody else's problem but when they realized that they would be taking away the subdivision potential on their own property they had second thoughts. Is there a way to solve the boundary issue between Connecticut Valley Auto and Eric Flaig without eliminating the subdivision potential for the McShane property? The Planning Board does have authority to waiver frontage requirements as these are contained in the Subdivision Regulations. Some options were discussed. An Easement would have to be written up very carefully. Mr. Edkins suggested that they could jog the strip of land that goes around the mobile

home without taking away the 200-feet of road frontage. The McShane's would give up a little bit of land but not their frontage. The question would be if they can build a road with the jog to meet the Town road specs. Mr. Dombroski will consult with Daniel and Carol McShane.

PLANNING & POLICY ISSUES:

Next Planning Board Meeting: An application was received from Maureen Donovan to create a convenience store in an existing Commercial building at 343 Springfield Road. This is in Zone A-1 (Rural Residential). This will not come before the Planning Board unless a Variance is approved by the Zoning Board of Adjustment when they meet on Monday, October 11th.

Clay Brook: Mrs. Francis reported that there are some horses close to Clay Brook so there might be some contamination. Mr. Edkins was not sure that the PB has anything in the Ordinance to enforce this but he felt a call to the Wetlands Bureau would be warranted.

Camper: Mrs. Francis asked Mr. Edkins to do a follow-up on the camper on the Borough Road. He will move this up on his to-do list.

Hot Dog Vendor: Mr. Edkins talked with the hot dog vendor on Route 12 near the former Treasure Chest store and he is now in compliance.

ADMINISTRATION & CORRESPONDENCE:

Upper Valley Lake Sunapee Regional Planning Commission: Mr. Edkins received an email from Steve Smith this morning. Mr. Edkins recommended that he attend a PB meeting to talk about it. Mr. Lutz felt it would be a good idea to have the UVLSRPC PB representative attend at least one meeting each year.

Cell Tower: A notice was received about a U.S. Cellular cell tower on Cobb Hill in Alstead that will be heard on Monday, October 11th.

ADJOURNMENT:

There being no other business, Mr. Lutz moved for adjournment. Mrs. Francis seconded the motion. With all in favor, the meeting adjourned at 8:44 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 10-8-10

(Note: These are unapproved minutes. Corrections, if necessary, may be found in the minutes of the October 19, 2010, Planning Board meeting.)