

**MINUTES  
CHARLESTOWN PLANNING BOARD  
DECEMBER 21, 2010**

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

Alternates Present: James Jenkins

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

**CALL TO ORDER & SEATING OF ALTERNATES:** Mr. Frizzell called the meeting to order at 7:00 PM. He noted the absence of regular members Eric Lutz and Roger Thibodeau and alternate members Herb Greenwood and Corinne Soddors. He called upon alternate member James Jenkins to sit on the Board for Roger Thibodeau.

**APPROVAL OF MINUTES OF DECEMBER 7, 2010:**

**Mrs. Francis moved to approve the Minutes of the December 7, 2010 meeting as printed. Mrs. Royce seconded the motion. With five members in favor, the Minutes were approved. Mr. Jenkins abstained as he was not present at this meeting.**

*Mr. Neill stepped off the Board due to a potential conflict of interest.*

**ROBERT N. BEAUDRY & PAUL D. BEAUDRY, cont'd. – Two (2) Lot Subdivision Claremont Road (NH Route 12) & Industrial Drive – Map 105, Lot 55 – Zones E (Mixed Use) & F-1 (Industrial/Business):** Mr. Frizzell reported that the Board voted to accept the application as complete at the last meeting. There were no new developments since the last meeting. No comments were made from the public that was present.

**Mrs. Royce moved to grant final approval for the Two Lot Subdivision for Robert N. Beaudry and Paul D. Beaudry as presented. Mr. Jellie seconded the motion. With five members in favor, the motion was approved. Mr. Jenkins abstained as he was not present at the first meeting on this application.**

**ROBERT N. & PAUL D. BEAUDRY and WHELEN ENGINEERING CO., INC. – Boundary Adjustment Between Existing Parcels – Old Claremont Road & Industrial Drive – Map 106, Lots 3 & 15 – Zones E (Mixed Use) & F-1 (Industrial/Business):** Mr. Edkins advised that both of these Boundary Adjustments are shown on the same plan but there are two separate owners and two separate applications. He explained that Boundary Adjustments between existing parcels or annexation means that they are not creating a new lot of record that has development potential of its own.

Travis Royce, representing the applicants, advised that this is a parcel of approximately 19 acres. Parcel A of nearly 6 acres is proposed to be annexed onto the same Whelen property. The new line will nearly follow the top of the bank. There is a corn field and a tree line shown on the plan

that the Beaudry's want to retain. The rest of the bank will be annexed to Whelen. There is a road that goes through the property down to CEDA Road. They maintained one lot and access for the Beaudry's. The middle of the property stays at about the same elevation as the Whelen building; about one-third of that is wet. The bank wraps around the narrow edge. Mr. Edkins noted that Mr. Olsen from Whelen Engineering has been trying to develop a campus style property. He pointed out that in the Industrial Zone, where most of the Whelen property is located, the Town has a building coverage requirement in the Zoning Ordinance; buildings cannot exceed 40% of the building lot. Annexing this land to the Whelen property gives them more land.

Larry Crainich asked where Optimum is on the map. Mr. Royce explained that the piece of land that Mr. Beaudry would be annexing to Whelen would go over to where it meets Optimum. Mr. Edkins noted that Crainich is an abutter to land that Beaudry will retain.

Mr. Jenkins wanted to explain to the abutters that this will give Whelen the opportunity to expand. Do they have concerns? Mr. Crainich does not have a problem with Whelen expanding. Mr. Chester Bigelow said the wet area is real close to his house; his concern was lights and noise and what it would do to the value of his property. Mr. Frizzell noted that if Whelen wants to build they would have to come back before this Board.

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

**Mrs. Royce moved to grant final approval of the application by Robert N. & Paul D. Beaudry and Whelen Engineering Co., Inc. as presented. Mr. Jenkins seconded the motion. With five members in favor, the motion was approved.**

**NORMAND R. BEAUDRY and WHELEN ENGINEERING CO., INC. – Boundary Adjustment Between Existing Parcels – Old Claremont Road & Industrial Drive – Map 106, Lots 3 & 17 – Zone E (Mixed Use):** Mr. Royce stated that Normand Beaudry recently purchased the house across from Michael Avenue on the Old Claremont Road that was previously owned by the Cavanaugh's. One of the first annexations would be the 6.4 acre piece (bank behind that house) to Whelen Engineering Co. The new line for this annexation is at the top of a steep slope. Whelen is lower than the house on the Old Claremont Road; probably 30-to-40 feet. They kept all the land that was usable with the house, about 1.7 acres; it includes a sliver on the Old Claremont Road. For the future they have definable lines. Mrs. Francis asked what the purpose of this addition will be to Whelen. Mr. Royce said this is speculation on his part but it will give Whelen control over this parcel. There are trails that people walk on; there are some no trespassing signs that he can now move for better liability protection.

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

**Mrs. Francis moved to grant final approval for the application of Normand R. Beaudry and Whelen Engineering Co., Inc. for a Boundary Adjustment between**

**existing parcels as presented. Mrs. Royce seconded the motion. With five members in favor, the motion was approved.**

*Mr. Neill resumed his seat on the Board.*

**PLANNING & POLICY ISSUES:**

**North Charlestown:** Mr. Edkins was approached by a gentleman who is interested in opening an auction business on Route 12 in North Charlestown in Phil Methot's building. He understands that the building was originally built as an auction barn. It has about 2,500 feet of space in the building to the south of Frank's Bargain Store. It is a commercial property with lots of parking. He would operate between mid-September to April with 12-to-15 specialty auctions per year. This gentleman came in to talk about signs, etc. but Mr. Edkins wondered if it would require a Site Plan Review. Given the character of the area and the location he didn't see any issues with it. There was a consensus of the PB members to ask the gentleman to come in. An application would be treated as an Amendment to a previously approved plan.

**ADMINISTRATION & CORRESPONDENCE:**

**Next Planning Board Meeting:** Mr. Edkins advised that yesterday was the deadline for new applications for the next PB meeting on January 4<sup>th</sup>, 2011. He anticipated two new applications but neither one materialized. There was a consensus to cancel this meeting.

**PB Meeting – January 18, 2011:** Mrs. Francis requested that Revisions for Subdivisions be an Agenda item for this meeting.

**Alternate Members:** Mr. Edkins advised that Corinne Soddors will be moving to Acworth soon. She has not as yet submitted a resignation.

Mr. Steve Dumont reported that at the last Conservation Commission meeting they talked about having a member appointed to fill a PB alternate member vacancy as a means of improving communication between them. Mr. Edkins explained that this is a good thought but there is a State statute that they cannot have more than one person serving on the same two boards or commissions. Right now Steve Neill sits on the PB as an ex-officio Selectboard member, he is also a Selectman and on the Conservation Commission. New appointments will be made after the Town Meeting in March.

**Larry Crocker:** Mrs. Francis received some suggested changes to the Zoning Ordinance with emphasis on the Lot Size Averaging Policy from Larry Crocker who is present. They deal with protecting the natural systems, drainage, ground water, storm water, etc. Mr. Crocker only had a few email addresses so he was unable to send it to all the members. He distributed a short version that summarized his suggestions. He pointed out the addition of the following: "To assist with additional workflow and add legal protection for new Major Subdivisions we should consider adding Conservation Commission reviews to the process." Mr. Neill doesn't have a problem with this but the CC only meets once a month. Mr. Steven Dumont, a CC member, said this came up during their last meeting; unless they had a special meeting there would be some delay in having them discuss it. Mr. Royce noted that major subdivisions do not come up very often; maybe once every 4-or-5 years. He feels that the number of units is a better way to

determine acceptance rather than acreage. Months can be lost quickly on a project while waiting for another Board/Commission to make a decision. If a project is that important a joint meeting could be scheduled. Mr. Edkins said in recent years there has been one major subdivision, the St. Pierre development. Mr. Crocker is looking at this as a defense mechanism. Mr. Edkins does not have a problem with getting input from the CC for major development but would hate to see something minor held up for a month or longer. He feels that the number of units or square feet is better than Mr. Crocker's proposed 10 acres. Mr. Dumont felt the CC would not want to see all the little projects. Mr. Frizzell said they could say at the PB discretion. Mr. Edkins noted that they have that authority now.

Mrs. Francis asked Mr. Crocker if his proposal that "Culverts should include a new 300 foot vegetated buffer on either side of any stream crossing" is consistent with the DES regulations. Mr. Crocker did not feel that it is. Mr. Edkins advised that DES has come out with some new stream crossing rules that are extremely rigorous. Going beyond them would be over-kill to the maximum. Mr. Neill said they are going to cost the towns a small fortune. Mrs. Francis felt they could reference them.

Mrs. Francis questioned Mr. Crocker's proposed complete re-wording of Utilities and Drainage. Mr. Crocker noted that there is authority for this; look in the handbook, section II, Chapter 1 or 2 lists wording for drainage issues.

Mr. Edkins asked what he meant by No. 2 – Premature Subdivision. Mr. Crocker explained that in the section for Premature Subdivision it is pretty vague. There are no specifics there to lock in a defense mechanism. If they were to turn-down a subdivision based on the cost to the town; it needs more controls that would hold up if it became a legal battle. Mrs. Francis noted that essentially the PB does not have the authority to deal with tax impacts. Mr. Jenkins added that quite often you could get hung by your own wording as it could be interpreted differently; it could be ambiguous. Mr. Frizzell summarized by saying that at some point there will be a Public Hearing on any proposed changes.

**ADJOURNMENT:**

**There being no other business, Mr. Neill moved for adjournment. Mrs. Royce seconded the motion. All in favor, the meeting adjourned at 7:56 PM.**

Respectfully submitted,  
Regina Borden, Recording Secretary

Minutes Filed: 12-30-10

(**Note:** These are unapproved minutes. Correction, if necessary, will be found in the minutes of the January 18, 2011, Planning Board meeting.)