

**MINUTES  
CHARLESTOWN PLANNING BOARD  
FEBRUARY 21, 2012**

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

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 that regular member Rose Smith-Hull and alternate member Eric Lutz were absent therefore he called upon James Jenkins to sit on the Board for Rose Smith-Hull. Meetings are tape recorded so he asked anyone wishing to speak to identify themselves for the record.

**APPROVAL OF MINUTES OF THE JANUARY 17, 2012 MEETING:**

**Mrs. Francis moved to approve the Minutes of the January 17, 2012 meeting as printed. Mr. Thibodeau seconded the motion. With six members in favor, the minutes were approved. Mrs. Royce abstained as she was not present at this meeting.**

**VICTOR & NANCY ST. PIERRE – Boundary Adjustment between Existing Lots – Great Country Road – Map 207, Lots 15 & 16 – Zone E (Mixed Use):** Mr. St. Pierre explained that this is for a Boundary Adjustment between Lots 15 and 16. Lot # 16 is land-locked so they would like to make the house lot 2.12 acres and annex the 10.22 acres to the 20.69 acres making it 28.79 acres. The house lot will be 3.69 acres after the annexation.

Mrs. Desmarais, an abutter, asked if this is being done so he could develop the land in the future. Mr. St. Pierre said this is being done so that Patric St. Pierre could finance their own house on their own land.

**Mrs. Francis moved to accept this application as complete. Mr. Thibodeau seconded the motion. With seven members in favor, the motion was approved.**

**Mrs. Francis moved to grant final approval for this application for Victor & Nancy St. Pierre for a Boundary Adjustment. Mr. Jenkins seconded the motion. With seven members in favor, the motion was approved.**

**PLANNING & POLICY ISSUES:**

**Borough Road:** Mrs. Francis noted that the situation on Borough Road is on-going with the camping trailer. Mr. Edkins talked to Mr. LeClair, Building Inspector, who is going to pursue this to get it taken care of.

**Motorcycle Shop:** Mr. Edkins reported that the second sign on the motorcycle shop is down. The new sign is up.

**Sullivan Street:** Mrs. Francis mentioned that there is a lot of miscellaneous “stuff” on the Poisson property on Sullivan Street that is not vehicles for sale. Mr. Edkins noted that the lot on Sullivan Street was approved for the sale of used vehicles. The two lots that front on Main Street have never been brought before the PB for approval. Mr. Edkins did approach Mr. Poisson about the items on these two lots but Mr. Poisson said they were just his personal items. It was agreed to have Mr. Edkins pull and review the files on the whole corner to include the R&K Service Station.

**Vacant and/or Dilapidated Buildings:** The PB discussed vacant and/or dilapidated buildings that are not secured. Some are unlocked, have broken windows and some are partially caved in. They are a hazard and unsafe therefore the PB questioned how this can be handled. Mr. Edkins explained that there is a State statute whereby the Selectboard can give the owner a notice to take action and if they do not comply the Town can correct the hazards and/or deficiencies and then put a lien on the property covering the cost. Sometimes the Town puts more into the properties than they get out of them. Mr. Frizzell summarized by stating that the PB can give the Selectboard their support to begin this process.

**ADMINISTRATION & CORRESPONDENCE:**

**Letter from Joyce Davidson:** The PB acknowledged receipt of the letter from Joyce Davidson regarding the fact that the Bomar foundry is once again starting at 5:30 am yet Mr. St. Pierre agreed to not start until 6:00 am. Mr. Edkins received an email response from Mr. St. Pierre stating that he is willing to attend a meeting but Mr. Edkins asked the PB if they want Mr. St. Pierre to come to a meeting before setting that up. Mrs. Royce felt that Mr. St. Pierre indicated in his email that at some point they might have started earlier than 6:00 am but they reserved the right to do that in the event they have to fix or repair machinery, an emergency occurs, etc. Mr. Edkins noted that the PB has been through this before. The last time this came up was in August of 2010. He has been unable to find anything in the Bomar files to establish a 6:00 am start-up time. Mr. St. Pierre has said they will try not to start before 6:00 am to accommodate Mrs. Davidson but the PB never imposed this as a condition. There have never been any complaints from the other neighbors. There was a consensus of a majority of PB members that they did not feel it necessary to call Mr. St. Pierre in unless Mrs. Davidson is coming in. They agreed to have Mr. Edkins write a letter to Mrs. Davidson stating that the PB reviewed this with Mr. St. Pierre and they understand that, on occasion, Bomar employees might be working before 6:00 am for emergency maintenance but basically the policy is that they

### **Charlestown Planning Board Meeting – February 21, 2012 – Page 3**

will not operate before 6:00 am. The PB reviewed the meeting minutes and a start time is not specified.

**Planning Board Meeting on March 6:** Mr. Edkins advised that two new applications have been received for the next meeting. Granite State Electric is looking to put an unmanned electrical substation at 187 Michael Avenue. They purchased the Norma Parris property and are in the process of purchasing the Jenny Stone property that will be their access. He will send out the packets for the next meeting earlier than usual to give the PB members time to review the extensive information.

An application was received for a Boundary Adjustment between Existing Lots on Birch Drive for John & Elinor Olson and Roger & Nancy Thibodeau.

#### **ADJOURNMENT:**

**There being no other business, Mr. Thibodeau moved to adjourn this meeting. Mr. Jenkins seconded the motion. With seven members in favor, the motion was approved. The time was 8:01 PM.**

Respectfully submitted,  
Regina Borden, Recording Secretary

Minutes Filed: 2-23-12

(**Note:** These are unapproved Minutes. Corrections, if necessary will be found in the Minutes of the March 6, 2012, Planning Board meeting.)