

**MINUTES
CHARLESTOWN PLANNING BOARD
APRIL 17, 2012**

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

Alternates Present: James Jenkins, Eric Lutz

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 the full Board and the two Alternates were present. Noting that meetings are tape recorded, he asked anyone wishing to speak to identify themselves for the record.

APPROVAL OF MINUTES OF MARCH 20, 2012 AND APRIL 3, 2012 MEETINGS:

Mrs. Francis moved to approve the Minutes of the March 20, 2012 meeting as printed. Mrs. Smith-Hull seconded the motion. With six members in favor, the motion was approved. Mr. Thibodeau abstained as he was not present at this meeting.

Mrs. Francis moved to approve the Minutes of the April 3, 2012 meeting as printed. Mr. Thibodeau seconded the motion. Mr. Jellie did not recall Mrs. Francis saying to “approve the construction only of the zip line” as there was discussion after the motion that implies that they were not going to move forward at this time. Mrs. Francis confirmed that the motion is correct. Mrs. Royce noted the following change on page 5: fifth paragraph, “parameter” should be changed to “perimeter” and on page 8 under Enforcement Issues, the last one should be changed from “True Cut” to “TruCut”. Mrs. Francis and Mr. Thibodeau accepted the changes. With seven members in favor, the motion was approved.

CHRIS RULLO d/b/a CT AUTO REPAIR – Sign Permit – 168 Lower Landing Road – Map 235, Lot 20 – Zone E (Mixed Use): Mr. Edkins advised that this sign will be located on the Donald Highter property. An auto business has been operating there for many years but Mr. Rullo is a new occupant. The sign will be at the edge of the road in the corner where the other sign was. The sign will not be illuminated. He does not see any issues with it as it is well within the Town’s limitations.

Mrs. Royce moved to approve the Sign Permit for Chris Rullo as presented. Mr. Thibodeau seconded the motion. With seven members in favor, the motion was approved.

FLIGHT PARKS, LLC/KHK MORNINGSIDE, LLC, cont'd – Building Renovations, Zip Line Construction, Concessions & Additional Recreational Activities at Existing Hang Gliding Facility – 357 Morningside Lane – Map 208, Lot 6 – Zone E (Mixed Use): Mr. Edkins talked to the representatives from the Flight Park the day after the last meeting and gave them some contact information however he has not heard from them since then. Their big issue is dealing with the water. The PB voted to accept this application as complete therefore the PB has 65 days to take action.

Mr. Thibodeau moved to continue this application until the next meeting on Tuesday, May 1st, 2012. Mrs. Smith-Hull seconded the motion. With seven members in favor, the motion was approved.

OTHER BUSINESS:

PRELIMINARY CONSULTATION – Whelen Engineering: Brian Boardman and Travis Royce were present, representing Whelen Engineering, to provide an overview of the next phase of Whelen's expansion. Mr. Boardman displayed a drawing of the proposed 96,450 square foot addition. They do have their Wetlands Permit and the Alteration of Terrain Permit. Copies are available for review in Mr. Edkins' office. There was discussion relative to the set-back; Mr. Edkins will check the tax map to see if they are outside the Industrial Zone. It was noted that to the North and East they are into Zone E. Mr. Royce said there will be over two acres of fill. They were involved with the Conservation Commission, DES, Wetlands Bureau and Army Corps of Engineers. Over 99 acres will go into a conservation easement that will be held by NH DRED. Relative to a question from Mr. Thibodeau about additional parking, Mr. Boardman indicated that, at this point, they were not adding any parking spaces as the added employees will be working in shifts. Their plans are to submit an application by April 30th to be on the PB agenda for the May 15th meeting.

FIRE DEPARTMENT – Sign Permit: Mr. Edkins was in receipt of a Sign Permit application from the Charlestown Fire Department, Old #4 Fire and Hose Company. They want to replace the existing sign. This sign is going to be single sided and will be turned so it runs parallel to the road. It will be illuminated all night long. Being a public safety facility it should be visible day and night. The light will be parallel to the building.

Mr. Jellie questioned the wording "Public Safety Building". Mr. Edkins noted that the official name of the building has always been "Robert W. Burns Public Safety Building".

Mr. Jellie moved to approve this Sign Permit for the Fire Department as presented. Mrs. Royce seconded the motion. With seven members in favor, the motion was approved.

PLANNING & POLICY ISSUES:

Sign Ordinance: Mr. Frizzell was surprised by the number of votes that the revised Sign Ordinance was passed with. It was a good margin but not overwhelming. Mr. Edkins advised that the actual language was posted as required by statute so it was available for the voters to read it.

Enforcement Issues: Mr. Edkins was asked about the following issues:

- What happened with the full bark mulch bins near the Frank's Bargain complex? Mr. Edkins advised that Mr. Ring picked up an application for Site Plan Review.
- There is another sign by Joel Stoddard's auto body shop. Mr. Edkins was aware of this.
- Did Mr. Edkins follow-up on the cars for sale on Wheeler Rand Road across from the church. Mr. Edkins did go by last week but only saw one car in the yard and there were no signs. He will drive by and check again.
- On the Old Claremont Road there is an old trailer parked near the duplex trailers where the old road was closed off. Mr. Edkins will check on it.
- Has the PB heard anything about the Motor Sports building issues? Mr. Edkins will check on it again; he did talk to John Burns, the owner's son, who stated that he would take care of the signs, flags, etc. A majority of the PB members felt that since this has been discussed at three meetings in a row it should be brought to the Selectboard's attention as they are the enforcement body. Mr. Edkins noted that he is the Selectboard's designee. The PB members discussed the fact that the integrity of this PB is at stake because the owners were given approval but then they did not follow what was approved. It reflects badly on the PB.
- Borough Road – there is no improvement with the on-going dismantling of the trailer. Mrs. Francis noted that the road is in good shape now so a truck should be able to go in to remove it. Mr. Edkins will follow-up again with Jon LeClair, Building Inspector.

Mr. Neill pointed out that traveling on the posted dirt roads is at the discretion of Mr. Weed. With some rainfall in the forecast the roads could become muddy again so he is holding off on removing all the signs.

Poisson Application: Mrs. Smith-Hull mentioned that Norris Bardis did not get a certified notice on the Poisson application. Mr. Edkins advised that Mr. Bardis is not a direct abutter to the lot in question. Mrs. Smith-Hull noticed that they put in a water connection in the corner of his property. Mr. Edkins is aware of that. It was done because Mr. Poisson was having difficulty getting the wetlands vegetation that he planted to grow because it has been so dry so he is now able to sprinkler it.

ADMINISTRATION & CORRESPONDENCE:

Larry Crocker: Copies of a letter from Mr. Crocker and the response letter from Mr. Edkins were included in the PB packets.

ADJOURNMENT:

There being no Other Business, Mrs. Smith-Hull moved to adjourn the meeting. Mr. Thibodeau seconded the motion. With seven members in favor, the motion was approved. The time was 7:56 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 4-19-12

(Note: These are unapproved Minutes. Corrections, if necessary, will be found in the Minutes of the May 1, 2012, Planning Board meeting.)