

**MINUTES
CHARLESTOWN PLANNING BOARD
FEBRUARY 17, 2015**

Members Present: Robert Frizzell (Chair); Sharon Francis (Vice-Chair); Steve Neill (Ex-Officio); Richard Lincourt, Roger Thibodeau

Alternates Present: John Bruno

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, Pat Royce and Rose Smith-Hull. Steve Neill (Ex-Officio) will be late. He called upon alternate member, John Bruno, to sit on the Board for Mrs. Smith-Hull. Meetings are tape recorded therefore he asked anyone wishing to speak to identify themselves for the record.

APPROVAL OF MINUTES OF FEBRUARY 3, 2015:

Mrs. Francis moved to approve the Minutes of the February 3, 2015, meeting as printed. Mr. Thibodeau seconded the motion. With five members in favor, the Minutes were approved.

GKN Aerospace N.E., Inc. – 36’ x 28’ Addition to Existing Industrial Building, Remove Existing 600 Sq. Ft. Shed – 1105 River Road – Map 206, Lot 1 – Zone E (Mixed Use): Mr. Victor St. Pierre of Five Eagles Design was present on behalf of the applicant. This is the former Mal Tool/Teleflex building that has been the Aerospace manufacturing company since 1979/1980. Ten years ago they put an addition on the end. Their new corporate requirements are that the Shipping Department has a lock so they can store their parts separately. This is proposed to be the 36’ x 28’ addition. Some paved area was removed. The water line had to be moved around the addition. There is no increased drainage and no other utilities are affected. *(Steve Neill came into the meeting)*. Mr. Thibodeau pointed out that the word “proposed” should be removed from the 60’ x 70’ addition. Mr. Edkins noted that it was approved in 2005.

Mr. Lincourt moved to accept this application from GKN Aerospace N.E., Inc. as complete. Seconded by Mrs. Francis. With six members in favor, the motion was approved.

Mr. Bruno moved to grant final approval for this Amendment to the previously approved Site Plan for GKN Aerospace N.E., Inc. with the condition that the word “proposed” be removed from the previous 60’ x 70’ addition. Seconded by Mr. Lincourt. With six members in favor, the motion was approved.

PLANNING & POLICY ISSUES:

Mr. Edkins had no Planning and/or Zoning Issues to come before this meeting.

ADMINISTRATION & CORRESPONDENCE:

Mr. Edkins had no new correspondence to present at this meeting.

Charlestown/Springfield Bridge: Mr. Bruno had asked Mr. Edkins about the former “Toll Bridge” being closed for about eight-to-ten weeks this summer. Mr. Edkins advised that the Department of Transportation (DOT) representative will be meeting with the Selectboard during their regular meeting on April 1st to explain their plans to rehab the deck.

Miscellaneous Issues:

Mr. Edkins mentioned that the State is going to be re-paving Route 12 from the Fire Station North to the foot of Dean Hill (almost to Grissom Lane). Aumand’s corner in North Walpole will also be done. The southern part of the Route 12 project is still on the State’s agenda. They are finishing up the final design now. The plan is to do rights-of-way later this year and start on re-locating the railroad tracks in 2016. We still have to be vigilant about this project to be sure it remains on the State’s Ten Year Plan. The State will be doing an over-lay from the Village to the over-pass this summer.

Mr. Edkins received an email regarding deliveries at the Dollar General Store that was passed onto Mr. Frizzell. Not all deliveries to the Dollar General Store are being done in the back of the store. Mr. Bruno mentioned that conditions on their deliveries were set when the application was approved and they need to comply with them. Mr. Neill said last Friday the truck was backed up to the front door facing Main Street. They should address the high snow banks by having some snow removed. Mr. Edkins will send a reminder letter regarding the conditions of the permit to the Zaremba Group and the owner of record but will deliver a copy to the store manager.

Another issue mentioned in the above email was regarding the mobile home that Mr. Frizzell was allowed to put on his property/field. The question is how can he get a Building Permit and not come to the Planning Board. What about water and sewer? Mr. Frizzell pointed out that the trailer is being used for agricultural purposes; it is not being rented out. He has Town water and sewer there. Mr. Edkins clarified that seasonal housing for temporary agricultural workers is considered a legitimate accessory use to an agricultural operation. It is not a new use that would require PB approval.

Charlestown Historic District Ordinance: Mrs. Francis suggested that after Town Meeting might be a good time to set-up a meeting with Nate Miller from the Upper Valley Lake Sunapee Regional Planning Commission, a few people from the Heritage/Historic District Commission and some members of the public to begin the discussion on the proposed ordinance.

Next Meeting: To-date there is nothing new scheduled for the next PB meeting. It might be cancelled if nothing new comes into the office.

ADJOURNMENT:

There being no other business, Mr. Bruno moved to adjourn this meeting. Mr. Lincourt seconded the motion. With six members in favor, meeting was adjourned at 7:36 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 02-26-15

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