

**MINUTES  
CHARLESTOWN PLANNING BOARD  
FEBRUARY 3, 2015**

Members Present: Robert Frizzell (Chair); Sharon Francis (Vice-Chair); Steve Neill (Ex-Officio); Richard Lincourt, Rose Smith-Hull, 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 member, Pat Royce, and called upon alternate member, John Bruno, to sit on the Board for Mrs. Royce. Meetings are tape recorded therefore he asked anyone wishing to speak to identify themselves for the record.

**APPROVAL OF MINUTES OF JANUARY 20, 2015:**

**Mr. Thibodeau moved to approve the Minutes of the January 20, 2015, meeting, as printed. Mrs. Smith-Hull seconded the motion. With five members in favor, the Minutes were approved. Mr. Frizzell and Mr. Neill abstained as they were not present at this meeting.**

**PUTNAM FARMS, Inc. – Two (2) Lot Subdivision – 1434 Bellows Falls Road – Map 252, Lot 30 – Zone E (Mixed Use):** Tom Dombroski, surveyor, represented the applicant, Putnam Farms, Inc. The applicant bought the property last summer and the goal was to sell the house with 1.01 acres and to retain the 7.10 acres of land for agricultural use. They will keep a right-of-way with an entrance to the farm land on the south end of the property. This right-of-way will just be for a travel path for the farm; Note #3 on the plan covers this. The subdivision application has been sent to the Department of Environmental Services (DES). Mr. Bruno pointed out that if it is in the Deed anybody can challenge it. If anybody comes in for a Subdivision or a Building Permit it should not be issued. He recommended that there should be a condition in a motion that re-states Note #3. Mr. Edkins mentioned that it has road frontage on the north side on Route 12 as well. Mr. Thibodeau asked why they need a right-of-way if they have the other access. Mr. Dombroski explained that Route 12 is a state road and there is a slope. The smaller lot has the right to use the right-of-way to get to the back of the house. Mr. Bruno asked what the 4-K area is on the plan. Mr. Dombroski replied that that is an area that the DES requires for a replacement septic system if necessary. There was discussion regarding the river flowage rights; Note #2 on the plan. TransCanada owns the flowage rights by Deed. Mr. Bruno recommended that where the lower dash line is for the 4-K area that the line be extended to the westerly property line and to the right-of-way line and describe it so there is a description of the right-of-way; there should be a defined area for the future so there are no questions about it. Mr. Edkins mentioned that the 4-K area was already submitted to the DES. Mr. Bruno explained that this would not disturb the 4-K area.

**Mr. Lincourt moved to accept this Subdivision application for Putnam Farms, Inc. as complete. Mr. Thibodeau seconded the motion. With seven members in favor, the motion was approved.**

**Mr. Bruno moved to grant final approval of this Subdivision application for Putnam Farms, Inc. with the following conditions:**

- **That the right-of-way be defined as discussed;**
- **That the 7.1 acres be restricted to agricultural use only;**
- **That the right-of-way along the southerly boundary be used for agricultural purposes only;**
- **That the agricultural restriction and the right-of-way restriction be reflected in the Deed; and**
- **That this is subject to State Subdivision approval for Lot 30.1.**

**Mrs. Francis seconded the motion. With seven members in favor, the motion was approved.**

**PLANNING & POLICY ISSUES:**

**Upper Valley Lake Sunapee Regional Planning Commission:** Mr. Lincourt is having trouble finding the UVLSRPC draft Regional Plan on the internet. Mrs. Francis felt they should be familiar with any projects that might be applicable to Charlestown. Mr. Edkins has not yet studied the proposed plan but he has two thumb drives that can be borrowed.

**NH Office of Energy and Planning:** Mr. Edkins had emailed information to the PB members about the Spring Planning and Zoning Conference on May 2<sup>nd</sup>. He will be unable to attend.

**ADJOURNMENT:**

**There being no other business, Mr. Lincourt moved to adjourn this meeting. Mr. Neill seconded the motion. With seven members in favor, meeting was adjourned at 7:33 PM.**

Respectfully submitted,  
Regina Borden, Recording Secretary

Minutes Filed: 02-07-15

**(Note:** These are unapproved Minutes. Corrections, if necessary, will be found in the Minutes of the February 17, 2015, Planning Board meeting.)