

**MINUTES
CHARLESTOWN PLANNING BOARD
JANUARY 19, 2016**

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

Alternates Present: Doug Neill, Duane Wetherby, Patricia Chaffee (late)

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 meetings are recorded and asked that anyone wishing to speak identify themselves for the record. Mr. Frizzell advised that the full PB is present therefore there is no need to call upon the Alternate members. Ms. Chaffee will be late as she is attending another meeting.

APPROVAL OF MINUTES OF JANUARY 5, 2016:

Mr. Thibodeau moved to approve the Minutes of the January 5, 2016 meeting as presented. Mrs. Smith-Hull seconded the motion. Mr. Lincourt requested a correction, page 5, third paragraph, first line; change “some roads need to be modified” to “some road names need to be corrected”. With six members in favor, the Minutes were approved. Mr. Bruno abstained as he was not present at this meeting.

GKN AEROSPACE, cont’d – Sign Permit – 1165 River Road – Map 206, Lot 1 – Zone # (Mixed Use): Mr. Edkins reported that the representative from the GKN Aerospace who submitted this Sign Permit travels therefore they have been unable to communicate with each other. Mr. Edkins will continue to work on this.

Mr. Bruno moved to table this Sign Permit for GKN Aerospace until the next PB meeting on February 2nd, 2016. Mrs. Francis seconded the motion. With seven members in favor, the motion was approved.

DAVID GERMAIN, cont’d – Low Power FM Radio Station w/70’ Transmission Tower – 44 Northwest Street – Map 116, Lot 53 – Zone E (Mixed Use): Mr. Frizzell pointed out that the PB members now have the letter with the seal from Stephen C. Tarbox, PE, as requested. Copies of an email from Police Chief Connors were distributed at this meeting. Chief Connors stated that “the folks with the station have worked with him in ensuring that they do not interfere with the emergency radio communications and their radar equipment. He is no longer experiencing issues as they have rectified the problem”. Mr. Edkins confirmed that the applicant has also moved the anchors for the guy wires in further away from the road and put up bollards.

The applicant has done everything the PB members requested. Mr. Germain noted that they also wrapped the tower and Mr. Edkins has pictures.

Mr. Lincourt moved to grant final approval for David Germain for a Low Power FM Radio Station w/ 70' Transmission Tower on 44 Northwest Street. Mrs. Smith-Hull seconded the motion. With seven members in favor, the motion was approved.

Mr. Germain stated that this is a public radio station. If the Town needs to make any announcements they will be happy to broadcast it for them.

PINE HILL CONSTRUCTION, LLC (MICHAEL LEMIEUX) – Retail Sales, Storage & Processing of Landscape & Construction Materials – 3012 Claremont Road (NH Route 11 & 12) – Map 207, Lot 76 – Zone E (Mixed Use): Mr. Edkins advised that this is a new application for a new use. The prior application on this property was for the sale of manufactured homes. The structures are now gone. *Ms. Chaffee came into the meeting.*

Mrs. Smith-Hull asked if he will crush gravel. Mr. Lemieux responded that eventually he will in the lower section of his property toward the Morningside Flight Park. The pit used to be pretty big but he has been filling it in. He figures crushing will be done about 40 days a year. Mrs. Francis questioned if the sound from the crushing will affect Windy Acres. Mr. Lemieux replied that he ran it before; it is not loud, under 50 decibels.

Mrs. Smith-Hull looked at the Charlestown map and the applicant is in the Water Protection area. There is a sign by Windy Acres indicating that it is the Drinking Water Protection area. Mr. Edkins believes this area of the property is outside the Town's Drinking Water Protection area. He had looked at the map with Mr. Lemieux. The sign could be for the Windy Acres well. This kind of operation it would not have been a prohibited use. Mr. Thibodeau questioned the plan. Mr. Lemieux advised that this plan was originally done by Mr. Tom Dombroski; it has the same boundaries as the Oxbrook Sales. There are no buildings but he might eventually have a small 8-foot by 8-foot shed. Mr. Bruno asked if there is a new access. Mr. Lemieux has three accesses from the State of NH and he owns three properties; there is no new access. He is not changing any contours; everything will remain the same. Mrs. Smith-Hull had a letter from Police Chief Connors about Route 12; coming over the grade there is a blind spot by Chestnut Flat Road. Chief Connors recommends a traffic light. Mr. Lemieux explained that the State had not made that request in the past. Mr. Edkins stated that the State regulates access to their roads. There was discussion about truck traffic and visibility. Responding to a statement, Mr. Lemieux said mobile homes could not make the turn onto Windy Acres Road as there are trees, poles and mail boxes. Mr. Lincourt assumes that all the operation would be during the day light hours. Mr. Edkins passed around a sheet that was a part of the application showing the days and times of operation. He will scan and email it to the PB members tomorrow as it was omitted from the packets.

Mr. Ed Yutzler is President and CEO of Windy Acres Coop. He advised that this operation will not be within the boundaries of their drinking water well as confirmed by Mr. Mark Houghton, their system operator. Relative to utilization of the access off Chestnut Flat Road, there have been a lot of accidents there. They have petitioned the State to put in guardrails. The driveway

Mr. Lemieux is proposing to use is better both north and south. On behalf of Windy Acres, they see no issues with their water or noise.

Mrs. Francis asked what the State's policy is for putting up a "Truck Turning" or a "Truck Entering" sign. Mr. Lemieux replied that when they were doing mobile homes there was more traffic than this operation will generate; this use is a seasonal. Mrs. Francis asked Mr. Edkins to contact the State Highway Department to review this and ask if it meets their criteria for a truck sign. Mr. D. Neill questioned if the PB has any grounds to do this as Route 12 is a State road. Mr. Frizzell feels if Chief Connors has a concern he should contact the State. Mr. Bruno noted that this is a change of use therefore the State might want to review the access. Mr. Lemieux will talk to the State DOT and if they say the truck signs are okay he will put signs up and call Dig Safe before doing so.

Ms. Chaffee asked about the 40 truck trips per day that are mentioned in the application. Mr. Lemieux clarified that there will not be that many truck trips each day; maybe 40 customers with pick-up trucks going in-and-out. Ms. Chaffee asked where the product comes in from. Mr. Lemieux said most of the product is there. Mrs. Smith-Hull asked about the 14 storage spots indicated on the diagram. Mr. Lemieux will put concrete blocks in to separate the products.

Mr. Lincourt moved to accept this application from Pine Hill Construction, LLC, Michael Lemieux, as complete. Mr. Bruno seconded the motion. With seven members in favor, the motion was approved.

Mr. Frizzell pointed out that the PB members usually wait until the next PB meeting to grant final approval. Mr. Bruno mentioned the well. Mr. Lemieux uses a little mist. He will put the pressure tank away in the winter and take it out in the spring. Mr. Bruno stated that if he is going to put a small building on the property it should be shown on the Site Plan.

PLANNING & POLICY ISSUES:

Enforcement Issues: A PB member asked if a Building Permit had been issued for the former Walker Farm on the Borough Road. It appears that a couple of sheds are being turned into dwellings. Ms. Chaffee, Enforcement Officer, will check on this.

Acworth Road: A PB member questioned logging on the Acworth Road; is there a permit. Mr. Edkins advised that the Selectboard has to sign off on a Notice of Intent to Cut Wood or Timber.

Dollar General Store: Mr. Edkins had nothing new to report on the Dollar General Store. He has been busy with the 2016 Budget, Articles and Warrant. PB members mentioned that vendors with smaller trucks are still going in the front doors and a truck was parked and unloading from in back of R&K Service Station. Mr. Edkins will suggest that a Dollar General Store representative might want to come back in to talk about amending their permit.

ADMINISTRATION & CORRESPONDENCE:

NH Route 11 Bridge: A copy of the front page of a DES Wetlands Permit Application for the NH Route 11 Bridge work over the Connecticut River was enclosed in the PB packets. The State will be doing some concrete work (repairs to the abutment) on the NH side but they need a

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Wetlands Permit to do work in the river. Mr. Edkins has the full permit if anybody would like to look at.

Next Meeting: Mr. Edkins reported that there is no new business for the next meeting on February 2, 2016.

ADJOURNMENT:

There being no other business, Mrs. Smith-Hull moved to adjourn this meeting. Mr. Bruno seconded the motion. With seven members in favor, the meeting was adjourned at 7:59 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 01-26-16

(**Note:** These are unapproved Minutes. Any corrections will be found in the Minutes of the February 2, 2016, Planning Board meeting.)