

**MINUTES
CHARLESTOWN PLANNING BOARD
FEBRUARY 2, 2016**

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

Alternates Present: James Jenkins, Doug Neill, Duane Wetherby

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 Mr. S. Neill (ex-officio) member is absent. Mr. Art Grenier (ex-officio) was to sit in his place however he is at another meeting. Ex-officio members cannot be replaced with an alternate member. Alternate member, Ms. Patricia Chaffee, is also absent.

APPROVAL OF MINUTES OF JANUARY 19, 2016:

Mrs. Smith-Hull moved to approve the Minutes of the January 19, 2016, meeting as presented. Mr. Lincourt seconded the motion. Mrs. Smith-Hull requested a correction: page 2, Pine Hill Construction, third paragraph, 11th line, change “coming over the grade there is a blind spot by Chestnut Flat Road. Chief Connors recommends a traffic light” to “it was coming out where the traffic light is now; exit B at the traffic light”. Mr. Edkins pointed out that the visibility coming out of Mr. Lemieux’s driveway is much better than coming out of Chestnut Flat Road. Mr. Frizzell summarized that this is not a problem as Mr. Lemieux was going to contact the Department of Transportation about a sign. With six members in favor, the minutes were approved as corrected.

GKN AEROSPACE, cont’d – Sign Permit – 1105 River Road – Map 206, Lot 1 – Zone E (Mixed Use): Mr. Steve Neuser, Plant Manager of GKN Aerospace, was present. Mr. Edkins met with Mr. Neuser last Monday as there was some confusion about the language on the sign but it is going to say "GKN Aerospace" the second line will say "North Charlestown". Mr. Neuser handed out a picture of what the sign will actually look like. Mr. Lincourt had previously mentioned the arrows were pointed in the wrong direction but they are not directional arrows rather they are a part of the company’s logo. Mr. Neuser mentioned that basically the company was never big on advertising as their regular vendors and customers know where to find them but since 2007 when GKN purchased the company they now want their name out there. Mrs. Francis noted that this is a commercial and residential mixed area. The PB likes to be sure that the sign lighting is not so bright that it would be considered a nuisance. Mr. Neuser advised that some truck deliveries might be about 5:30 or 6:00 pm only because of the way their delivery schedules are. Mrs. Francis asked what hours the sign be on. Mr. Neuser replied from dusk to dawn; it will be on either a timer or sensor. Mr. Thibodeau pointed out that it is internally lit so

he did not see it as being too bright; you can only see the lettering at night. Mr. Neuser stated that if the sign is in place and there are complaints about the lighting they would work with the community. Mr. Edkins said it is a dark blue sign so it won't shine all over the area. Mr. Lincourt would like to see the drawing of the correct sign as a part of the folder.

Mr. Bruno moved to approve this Sign Permit for GKN Aerospace with the internal lighting and if there is a problem it can be worked out or the PB can re-visit that. Mrs. Smith-Hull seconded the motion. With six members in favor, the motion was approved.

PINE HILL CONSTRUCTION, LLC (MICHAEL LEMIEUX), cont'd – Retail Sales, Storage & Processing of Landscape & Construction Materials – 3012 Claremont Road (NH Routes 11 & 12) – Map 207, Lot 76 – Zone E (Mixed Use): Mr. Frizzell advised that the PB members voted the application complete at the last PB meeting and asked for a few things. Mr. Edkins noted that a new plan is being presented to the PB members at this meeting. Mr. Lemieux put in a location for a pole barn as he will have winter sand therefore it needs to be covered. Mr. Lemieux talked to Frank Linnenbringer at the Department of Transportation in Swanzey who said Mr. Lemieux had been given permission for the driveway and it was put in according to their regulations therefore he could use it anyway he wanted to as it was not built for one use. Mr. Edkins mentioned that the site distances are much better at this driveway than at Chestnut Flat Road. Responding to a question from Mrs. Francis, Mr. Lemieux will not be storing winter salt. He will be crushing on-and-off; he uses a portable crusher, has the necessary permits and follows all the regulations for that. Mr. Bruno asked if he would be crushing material he has on-site or bringing material in. Mr. Lemieux said they have a stockpile of material in the pit. Mr. Bruno asked if the pole barn meets set-back requirements. Mr. Edkins responded that it does. Mrs. Francis pointed out that there is a Drinking Water Protection boundary area. Mr. Edkins replied that the boundary does not extend up as far as this property; it extends to about the edge of the lot known as the Rancor lot. This site is not in the Drinking Water Protection area. Mrs. Smith-Hull disagrees with the Drinking Water Protection boundary area for this business. Mr. Edkins mentioned that this is not a use that would be prohibited from the area anyway. Mr. Frizzell advised that no abutters were present.

Mr. Bruno moved to grant final approval this Site Plan Review application for Pine Hill Construction, LLC / Michael Lemieux subject to the conditions that the screening and crushing take place in the screening and sizing area identified on the Site Plan, and that nothing else be stored on the site other than what is identified in the permit application and the Site Plan (landscaping and construction materials). Mrs. Smith-Hull seconded the motion. With six members in favor, the motion was approved.

SHILO WHITE – Sign Permits (2) – 14 Wheeler Rand Road – Map 213, Lot 59 – Zone E (Mixed Use): Mr. Edkins pointed out that he expected the applicant, Mr. Shilo White, to be present at this meeting. The applicant wanted to amend the original Sign Permit to include a bottom panel under the existing sign. The banners will be coming down. Mr. Edkins told the applicant that they could display the banners with a temporary Sign Permit that he would have to

sign off on. The applicant withdrew the banner applications. It was mentioned that Mr. White's original Sign Permit indicates no lighting yet he does have lighting on it.

Mrs. Smith-Hull moved to table this Sign Permit application for Shilo White until the next Planning Board meeting on February 16, 2016. Mr. Lincourt seconded the motion. With six members in favor, the motion was approved.

NEW BUSINESS:

Preliminary Consultation: Mr. Bruno stepped off the PB for this consultation. Mr. Jim Jenkins, alternate member, was asked to sit on the PB for this discussion.

Mr. Edkins advised that Mr. Joel Stoddard and Mr. Travis Royce would like to approach the PB members for a preliminary consultation on a two-lot subdivision on the corner of the Old Claremont Road and Hillview Circle. They have submitted the application and it will be on the Agenda for the next PB meeting on February 16th. Abutters will be notified this week. Mr. Royce explained that this subdivision will separate one lot into two lots; a commercial lot and a residential lot. All buildings will meet the setback requirements.

Mr. Bruno resumed his seat on the PB. Mr. Jenkins returned to his alternate member position.

PLANNING & POLICY ISSUES:

Planning Board – Annual Town Report: Mr. Edkins had previously emailed copies of the Annual Report for the PB that he had drafted. The members approved the report.

CEDA: Mr. Edkins had sent out copies of the letter received from the NH Department of Environmental Services regarding the Project Status of Alteration of Terrain Permit for the CEDA Quarry Site. At this time it is something that CEDA has to work out with the DES.

Town of Charlestown: Mr. Edkins had also sent copies of the letter received from the NH Department of Environmental Services regarding the Project Status of the Alteration of Terrain Permit for the Town's gravel pit. The next Progress Plan will be due in July 2019, if the operation is to continue.

Enforcement Issue: Mr. Edkins has been forwarding copies of the correspondence with Chris Nadeau and Dollar General to the PB members. They are still working on compliance with the Site Plan Approval. The PB is still missing a couple of things and need to deal with deliveries and merchandise being displayed outside the store. It has been mentioned that other businesses in Town display merchandise outside their stores therefore Dollar General is questioning why they are being singled out for this. His response is if they want that condition changed they need to come back before the PB for that approval. Mr. Edkins will continue to communicate and work on this until it is resolved.

ADMINISTRATION & CORRESPONDENCE:

Mr. Edkins had no new Administration or Correspondence to come before this meeting.

ADJOURNMENT:

There being no other business, Mr. Thibodeau moved to adjourn this meeting. Mrs. Smith-Hull seconded the motion. With six members in favor, the meeting was adjourned at 7:58 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 02-08-16

(Note: These are unapproved Minutes. Any corrections will be found in the Minutes of the February 16, 2016, Planning Board meeting.)