

**MINUTES
CHARLESTOWN PLANNING BOARD
MAY 17, 2016**

Members Present: Robert Frizzell (Chair); Sharon Francis (Vice-Chair); John Bruno, Tom Cobb (ex-officio), Richard Lincourt, Douglas Neill, Rose Smith-Hull

Alternates Present: Patricia Chaffee

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 advised that meetings are recorded and asked that anyone wishing to speak identify themselves for the record. Mr. Frizzell advised that the full Board is present therefore there is no need to call upon alternate members.

APPROVAL OF MINUTES OF MAY 3, 2016:

Mrs. Smith-Hull moved to approve the Minutes of the May 3, 2016, Planning Board meeting, as presented. Mr. Lincourt seconded the motion. Mrs. Francis requested the following changes: page 2, under CAROD Properties, first paragraph, change “the ZBA members determined that the Variance did not meet” to “The ZBA members determined that the applicant did not meet the statutory criteria for a Variance” and in the second paragraph, change “Mrs. Clark has complied” to “Mrs. Clark will comply”. With seven members in favor, the Minutes and Correction were approved.

JAYSON DUNBAR, cont’d – Four (4) Unit Multi-Family Dwelling – SE Corner of Main Street & Paris Avenue –Map 119, Lot 26 –Zone A (Town Center Residential/Professional): Mr. Edkins reported that this application was postponed from two meetings ago. He met with Mr. Dunbar and Mr. Petkovic (architect) after that meeting and he believes they will get an engineer involved but they indicated they would not be ready for this meeting. They asked that this be deferred to the June 7th PB meeting.

Mrs. Smith-Hull moved to continue this Jayson Dunbar application until the June 7, 2016 Planning Board meeting. Mr. Neill seconded the motion. With seven members in favor, the motion was approved.

WHELEN REALTY, LLC – 2,000 Square Foot Building w/Storage Silos to House Wood Fired Central Heating Plant –239 CEDA Road –Map 106, Lot 4 –Zone F-1 (Business/Industrial): Mr. Brian Boardman, Vice-President of Charlestown Operations, explained that they plan to heat all their facilities with wood chips as this would eliminate the need for #2 fuel oil. They have three burners at the other end of the complex. These three burners heat Buildings #5 and #3. This one will provide heat for Building #6 and the remainder of #1. It will be through underground piping. Mrs. Smith-Hull asked if there is any residue that comes up with

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the smoke. Mr. Boardman replied that this is a chip material resource that will reduce emissions. These are gasification units; it is a clean burn. Mr. Frizzell questioned if it is the product from logging but not brush, leaves, etc. Mr. Boardman said they are dry, clean chips. Mrs. Francis questioned the height of the stacks in relationship to the hillside on the Old Claremont Road and will they need a State Air Resources Permit. Mr. Boardman said there are no State permits required and the stacks will be below the upper ridge line. The stacks will be flush with the elevation. Mr. Frizzell asked if they will cause any smoke problems like backyard furnaces. Mr. Boardman noted that these are gasification units that will not cause smoke problems. There have been no problems in the winter season with the units that heat Buildings #5 and #3. Mr. Cobb mentioned mixed air. Mr. Boardman noted that there would be more smell inside the building when the landfill burns.

Mr. Frizzell opened the meeting to the abutters.

Ms. Tracy Perry, an abutter, is a little less concerned because it is below the bank but the smoke stack is going to be higher so the residents will see that; there will be smoke. Mr. Boardman replied that there will be steam. Ms. Perry has some concern with that but if it is not an air quality issue she is okay with it. The other units are lower. Mr. Bruno noted that the height is related to the distance. Mr. Edkins mentioned that there are horizontal banks; it does not include any vertical banks. Mr. Bruno said they are reducing the footprint; they are getting more emissions from the fuel oil. They are meeting all the necessary requirements. Mr. Boardman said the unit is being installed by Crowley Plumbing and Heating out of Peterborough; they did the other units.

Mrs. Smith-Hull asked how many tractor-trailer trips will there be a day. Mr. Boardman clarified that these will be straight trucks with an extended frame. They anticipate three loads a week in the winter. Mr. Edkins pointed out that the trucks will come off Route 12 onto Industrial Drive. Mr. Frizzell asked if these chips come out of a saw mill. Mr. Boardman noted that it is a dry, seasoned chip; 30% moisture or drier.

Mr. Cobb noted that it looks like it is about 1,000-feet to the closest dwelling. In his experience these are clean burning units. Mr. Boardman explained that these units have many cells and controls. If there isn't enough air they will trip off. There are a lot of sensors on these units. If someone has any concerns he will be happy to make arrangements for them to view the existing units and have someone explain the process. This is a benefit to the community as they will reduce the carbon footprint.

Mrs. Francis noted that reducing the carbon footprint is commendable; it is a way not to diminish the quality of life for the neighbors. There is sufficient distance so that the emissions will be dispersed and not be hanging around the Old Claremont Road area. She asked Mr. Boardman to speak more about the height of the silos. Mr. Boardman does not foresee that any of the residents from the Old Claremont Road will see anything. Ms. Perry is behind the unit. Mr. Boardman said if there is a concern they could plant some trees. Mrs. Francis was wondering about a few evergreens to diminish the view for her.

Mr. Cobb suggested that they do not call it smoke but rather flu gasses. They are basically asking Whelen Realty to follow the State guidelines of regulated flu gasses and what their emissions should be. Mr. Edkins pointed out that the Town has a fairly long history with Whelen and when there has been an issue they addressed it promptly. Rarely have they had any issues. They have developed a sense of trust with the Town and he is comfortable with this. He had one abutter on Lovers Lane come into his office to look at the plans but when they knew what the application was for they did not have any issues and they are not present tonight.

Mr. Cobb moved to accept this application from Whelen Realty, LLC as complete. Mrs. Smith-Hull seconded the motion. With seven members in favor, the motion was approved.

Mr. Cobb moved to grant final approval to this Amendment to the original Site Plan for Whelen Realty, LLC. Mr. Bruno seconded the motion.

Mr. Lincourt asked if there is an urgency to have this application approved tonight. He wondered if Mr. Boardman had any emission reports from the other units to assure the abutters that there were no issues. Mr. Boardman replied that he was not qualified to answer that. Mrs. Francis' personal feeling is that with the question of landscape to give visual protection to the neighbors and having a better understanding of the circulation of the flu gas emissions the PB members might want to have conditions added to their approval. Responding to Mr. Lincourt's comment about the height of vegetation, Mr. Boardman stated that there is maybe a 25-foot difference between the silo and the corn field. Mr. Cobb is comfortable making this motion as he has been in the heating business for many years and worked with the folks from Front Line and their equipment is top-of-the-line. Mr. Boardman pointed out that a unit was put in Stevens High School and the Fire Department in Claremont plus the Cornish Elementary School.

Vote: With seven members in favor, the motion was approved.

PRELIMINARY CONSULTATION: Mr. Edkins reported that Mrs. Kathleen LaRock lives in the house on the northwest corner of Main Street and Lower Landing Road. She would like to have a Flea Market every week-end in the lot next to her house. There would be some art and antique vendors. She could have ample parking on her property and on the strip of land next to the road that is a Town right-of-way. Mrs. LaRock had originally wanted to have a shop in her carriage house for some vintage items but that did not happen. This year she was planning to go to the Walpole Flea Market but the owners decided not to do it this season. Mr. Bruno asked what the zone is. Mr. Edkins replied Zone A – Residential/Professional but a portion of her back property is in Zone E and goes to the railroad tracks. Mrs. LaRock would be using her Lower Landing property not Main Street. Mr. Edkins proposed that she phrase it as a “Yard Sale” but she is reluctant to use that term and prefers weekly, seasonal “Flea Market”. Would she need a full-blown Site Plan Review or would the PB members consider it a temporary, seasonal Yard Sale type-thing or Flea Market. Mr. Bruno felt they should know how many vendors there will be, how the property will be divided up, will tents be left up, etc. Mrs. LaRock wants this to be a high-end type sale and everything would be cleaned-up after the week-end. Mr. Edkins had asked Mrs. LaRock to come in for a preliminary consultation to see how the PB members want to handle this. There was a consensus of the PB members that Mrs. LaRock needs to submit a

Site Plan Review application. Mr. Edkins advised that if she submits an application by Monday the application could be on the PB Agenda for the June 7th meeting.

PLANNING & POLICY ISSUES: There were no Planning or Policy issues.

ADMINISTRATION & CORRESPONDENCE:

Letter of Support for CEDA Grant Application: Mr. Edkins had included in the packets a letter of support that CEDA asked him to provide to the PB members. CEDA is applying for a Northern Border Regional Commission grant for monies to continue the “Loop Road” in their development to eliminate/mitigate the possible/inherent negative/detrimental traffic flow possibilities of the current 1,000 foot George Moulton Way with cul-de-sac. This would continue the road which will eventually loop back to Fling Road. Mr. Bruno pointed out that Phase I is to provide access to a lot of 8-or-9 acres. The loop on George Moulton Road would go up the hill to the lot where St. Pierre is and then extend it back. CEDA is asking for support for the grant. Mrs. Francis asked how many additional feet would they get? Mr. Bruno replied 700-or-800 feet and it would extend the water and sewer access. This is for a grant of \$250,000.00 with a \$50,000.00 match. Mr. Edkins pointed out that CEDAs goal was always to complete the loop. Ms. Donna Lane, who has done many grant applications for the Town, suggested a letter from the PB; Mr. Edkins is working with the Fire Department for their letter.

Mr. Lincourt moved to approve and sign the letter of support for CEDA for the Northern Border Regional Commission grant. Mrs. Smith-Hull seconded the motion. Mr. Bruno recused himself from the vote as he is on the CEDA Board. With six members in favor, the motion was approved.

Emma’s Market and Deli: Mr. Edkins received a letter from the NH Liquor Commission advising that Ralph’s Supermarket LLC, DBA Emma’s Market & Deli; Gary Stoddard-Member has made application for a Restaurant-Beverage and Wine liquor license. Mr. Edkins spoke to Police Chief Connors who has no issues with this. Mr. Edkins will take this to the Selectboard during their meeting tomorrow. There was a consensus of PB members that they had no issues.

Mr. Cobb moved that the PB has no objections to the proposal for Emma’s Market and Deli to have a Restaurant-Beverage and Wine liquor license. Mr. Lincourt seconded the motion. With seven members in favor, the motion was approved.

If the Selectboard has no concerns Mr. Edkins will write a letter to the NH Liquor Commission advising that the Police Chief, the Planning Board and the Selectboard have no objections.

Upper Valley Lake Sunapee Regional Planning Commission: Mr. Lincourt would like to attend the UVLSRPC Annual Meeting. Mr. Edkins noted that the Town has not been represented for a number of years. It is important for everyone to have representation.

Route 12 Project: The State had to re-design the Route 12 project because of the obstacles posed by the relocation of the railroad. They have run this new design by the Resource Agency Committees and they all agree that this is the most feasible alternative. The DOT will be holding

a Public Hearing on this re-design on June 8th at 7:00 PM at the Elementary School in North Walpole. Doors will open at 6:30 pm for those who want to look at the plans.

Charlestown-Springfield Bridge: Mr. Edkins reported that they are putting up the sign package. There will be alternating one lane traffic during the project but in late August or early September the bridge will be closed for one week. Miller Construction is doing the project.

Dollar General Store: Mr. Steve Neill wondered where we are with the Dollar General Store and the compliance issues. Mr. Edkins replied that they provided the Noise and Light Studies. Two outstanding issues are the trucks unloading out front and out-door displays of merchandise. They feel the truck restriction did not apply to the smaller vending companies. They need to check the product and amount the smaller vending companies bring in. Mr. Edkins told them it applied to all deliveries. Relative to the outdoor display of merchandise; their reply is look at the other businesses who do outdoor displays. Mr. Edkins told the company that if they have issues with these conditions they need to come back to the PB to request a change. He was told that the drainage inspections are being done. Mrs. Francis stated that this has been pending for a long time; it is a violation, therefore instead of inviting them back Mr. Edkins should send a clearly worded letter through our Town attorney and give them three days to comply. Mr. Edkins suggested 30 days as reasonable. Mr. Bruno agrees with Mrs. Francis; they do not need 30 days. Mr. Edkins will make it 15 days. He will consult with the Town Attorney to inquire as to how she feels it is best to handle it.

Enforcement Issue: A PB member had a complaint about somebody dropping animal manure down a bank. Ms. Chaffee explained that if this is private property it is not a Town issue. Mr. Edkins said they will take a look into this. Mr. Bruno feels it could be a health issue. Mr. S. Neill is attending a Health Officers meeting tomorrow and he will inquire if that constitutes a health matter.

A few PB members brought up other possible violation issues. Mr. Edkins and Ms. Chaffee have been working on several possible violations that have come to their attention. Ms. Chaffee has been sending out letters to the property owners and continues to track them. Mr. Edkins has received several complaints from neighbors in the Judland Heights area about noise. They were told it was temporary because they were moving things around.

Drug Issues: Mrs. Smith-Hull had a meeting today with Police Chief Connors about drugs and awareness. On Thursday, May 26th at 6:30 PM the Rotary will have a meeting and she invited everybody to attend. The Veteran's Administration from White River Junction will bring their van. During the meeting they will park by the old Town Hall. The V.F.W. will put flags up.

Bulletin Board: Mr. Cobb asked if any PB members have a problem with having the bulletin board moved from the Dan's Max Saver property to the front of the new Town building. The Rotary and CEDA-T had originally put it up but now Dan Pelkey would like it moved so he can do some other work on the site. A Sign Permit will be processed. Mr. Edkins mentioned that Mr. Ilves said the Cemetery Trustees would like the two smaller shrubs for the cemetery on East Street. Mr. Cobb will check with Mr. Weed about moving the sign if the PB members have no objections.

ADJOURNMENT:

There being no other business, Mrs. Smith-Hull moved to adjourn this meeting. Mr. Bruno seconded the motion. With all in favor, the meeting was adjourned at 8:40 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

Minutes Filed: 05-31-16

(Note: These are unapproved Minutes. Any corrections will be found in the Minutes of the June 7, 2016, Planning Board meeting.)