

**TOWN OF CHARLESTOWN  
PLANNING BOARD  
DECEMBER 18, 2018**

Members Present: Robert Frizzell (Chair); Richard Lincourt, Sharon Francis, Rose Smith-Hull, Terry Spilsbury, Albert St. Pierre (Ex-Officio Selectboard member)

Members Absent: Doug Neill

Alternates Present:

Staff Present: Travis Royce – Planning & Zoning Administrator

**CALL TO ORDER & SEATING OF ALTERNATES:** Mr. Frizzell called this meeting to order at 7:00 PM in the Silsby Library Community Room. He noted the absence of regular member, Doug Neill, no alternate members were present to sit on the Board. Also absent was Ex-Officio Selectboard member Thomas Cobb. Selectboard member Albert St. Pierre was present. Mr. Frizzell advised that meetings are recorded and asked anyone wishing to speak to identify themselves for the record.

**APPROVAL OF MINUTES OF DECEMBER 4, 2018:**

**Mrs. Smith-Hull moved to accept the Minutes of the Planning Board meeting of December 4, 2018, as submitted. Mr. Spilsbury seconded. Mr. Lincourt noted: Page 3 first paragraph, third from last sentence insert “Terrain” after “Alteration of”. With four (4) members in favor, the motion and correction were approved. Mr. St. Pierre and Mrs. Francis abstained as they were not present for the December 4, 2018 meeting.**

**PUBLIC HEARING: PROPOSED SOLAR ORDINANCE:**

Chairman Frizzell opened the public hearing on the proposed Solar Ordinance. Mr. Lincourt stated that two main concerns of solar power are visual impact and removal costs due to hazardous materials, including lead and cadmium. Additionally, a goal of the ordinance is to avoid unreasonable restrictions on solar power installations. Mr. Lincourt stated that the ordinance has been revised to reflect changes discussed at the previous Planning Board meeting. Chairman Frizzell opened the hearing to public comment. Alan Marshall was present, he is hoping the Town will install a solar facility on the Town landfill. Mr. Marshall also stated that there is recent NH legislation supporting solar facilities on landfills. Mr. Spilsbury noted that the ordinance purpose includes accommodating solar energy and facilitating State and National goals. Additionally, section 13.5.3 states that municipal solar collection systems are exempt from land use regulations. Mr. Spilsbury also noted that the regulations are generous regarding roof based systems. There was discussion regarding the feasibility of a solar facility at the landfill.

Mr. St. Pierre initiated a discussion regarding the screening requirements. The ordinance requires screening but does not provide parameters screening requirements. Mrs. Francis

recommended a clarification to section 13.6.1.6.a.iii regarding the use of evergreens for screening.

Discussion regarding the bonding requirement.

Discussion regarding the enforcement and impact of section 13.5.3 which states that roof mounted system shall be exempt from building height limitations. There was a consensus to keep the existing language in section 13.5.3.

Mrs. Francis asked if text regarding historic properties should be included. There was consensus that the reference to historic properties within the purpose and authority is sufficient.

Mr. Lincourt suggested modifying section 13.6.1.14.b to eliminate small commercial systems from the decommissioning bond requirement.

Chairman Frizzell closed the public hearing at 7:47pm

**Mr. Spilsbury moved to approve the ordinance with the following changes: under section 13.6.1.6.a.iii, replace “are” with “for screening is” and section 13.6.1.14.b last sentence, after “small commercial” insert “solar systems shall be exempt from this section (b) and” Mr. Lincourt seconded. With six (6) members in favor, the motion was approved.**

Mr. Spilsbury left the meeting

**NON-PUBLIC SESSION:**

**Mr. St. Pierre moved to enter into a Non-Public Session pursuant to RSA 91-A:3 II to discuss (a) DISMISSAL, PROMOTION, COMPENSATION, DISCIPLINE or INVESTIGATION of any public employee Mrs. Smith-Hull seconded the motion and, with all in favor, the motion was approved at 8:00 PM.**

The regular Planning Board meeting resumed at 8:50:

**ADJOURNMENT:**

**Mrs. Smith-Hull moved to adjourn this meeting. Mrs. Francis seconded. With six (6) members in favor, the meeting was adjourned at 8:55 PM.**

Respectfully submitted,  
Travis Royce, Planning and Zoning Administrator

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the January 15, 2019, Planning Board meeting.)