

**TOWN OF CHARLESTOWN
PLANNING BOARD MEETING
APRIL 17, 2018**

Members Present: Robert Frizzell (Chair); Sharon Francis (Vice-Chair); Richard Lincourt;
Doug Neill, Terry Spilsbury; Thomas Cobb (Ex-Officio)

Alternates Present: James Jenkins, Duane Wetherby

Staff Present: Travis Royce – Planning and Zoning Administrator

CALL TO ORDER & SEATING OF ALTERNATES: Mr. Frizzell called the meeting to order at 7:00 PM. He noted the absence of regular member, Mrs. Rose Smith-Hull, therefore asked Alternate Member, Mr. Duane Wetherby, to sit on the PB. Alternate member, Ms. Patricia Chaffee, was not present. Mr. Frizzell advised that meetings are recorded and asked anyone wishing to speak to identify themselves for the record.

APPROVAL OF MINUTES OF APRIL 3, 2017:

Mrs. Francis moved to accept the Minutes of the April 3, 2017, Planning Board meeting, as submitted. Mr. Neill seconded. Mr. Frizzell advised on page 4, last paragraph, clarify that “Mr. Van Velsor stated his son, Mr. Jacob Van Velsor, just bought the home across the road.” On page 5, under Policy on Completeness, change “Mr. Frizzell feels there should be completeness before the PB” to “Mr. Frizzell feels the PB should not do completeness until the members go to the public”. Mr. Lincourt mentioned on page 3, third paragraph, fifth line, spelling correction from “They net with” to “They met with”. On page 3, last paragraph, seventh line, change spelling of “leech” to “leach”. Mr. Spilsbury noted on page 3, third paragraph, line 10, the number “10” should be changed to “9” as that is the number on the plan. With seven members in favor, Minutes and corrections were approved.

Mr. Frizzell and Mr. Neill stepped off the PB for the following application. Mrs. Francis assumed the position as Chair.

ST. PIERRE, INC. / BEAUDRY ENTERPRISES – Cont’d – Site Plan Review for the construction of a new 12,000 square foot building, for relocation of existing trucking business, - 81 River Road, Map 213, Lot 4, located in Zone G-2 (Multi-use): Mrs. Francis pointed out there were some questions in the previous meeting. She thanked the applicant for the topography and map that is clear. Mr. Edkins, representing Beaudry Enterprises, also proved larger copies. Mrs. Francis asked PB members to look at Mr. Royce’s comments to be sure the matters are all addressed. Mr. Lincourt referred to the previous meeting minutes when he asked “if the operation is 24/7; will refrigerated trucks run all night long”. Mr. Edkins and Mr. Patrick St. Pierre, St. Pierre, Inc., are collaborators on this project. There will be refrigerated trucks running all night long. Yesterday Mr. Edkins met with Mr. Beaudry and Mr. Royce to take measurements of a refrigerated truck running to measure noise with the Town’s decibel meter. Pictures of the measurements on the meter were displayed. The meter read 72.3 decibels at the source where the truck is running; moved back 100-feet it was 54.4 and moving back 250-feet the decibel is 46.9. The plans show the boundary of the Van Velsor property is 280-feet away

and the house is probably another 150-feet. Readings are well within the regulations. The area of trees will be retained. Mr. Lincourt said this was with one refrigerated truck; there could be ten. Mr. Edkins replied that is unlikely; they will meet the Town's noise regulations at the property line. When the birds chirped the decibel meter level went up; there is usually background noise. Mrs. Francis asked if there is a parking location for running refrigerated trucks. Mr. Edkins noted they will be in the parking area; pointed away from the Van Velsor property. Mr. Wetherby asked what their back-up plan is if the noise gets too loud. Mr. P. St. Pierre said they could re-position the trucks. Mr. Cobb noted if there is a violation the applicant will have to remedy it.

Mr. Edkins advised there are only two adjacent residential properties to this site; the Van Velsor property and the Connelly property. The set-backs are ten-feet all around; that is shown on the plan- everything is well beyond that requirement.

Lighting and Signs: Mr. Edkins advised the applicant does not have plans to put up any signs at this time. The revised plan shows down-shielded white mounted lights over the entrances and exits. The vast majority of trucks will leave the site and go to Route 12; they will not necessarily go through the North Charlestown Village. They use St. Pierre's truck scales on occasion and dump trucks often go to St. Pierre, Inc. to get loaded with materials. They cannot promise there will be no right turns out of this site. This is not a warehouse; it is a maintenance facility. Route 12 is a numbered State highway. Trucks use that road.

Circulation Plan: Mr. Edkins explained there is a single entrance; cars will go to the designated parking spaces in front of the building as they will be office staff and visitors. This is not a retail establishment so there will not be a lot of in-and-out traffic. Trucks will enter the maintenance facility, when necessary, and go out as indicated with the arrows on the plan. Not all trucks will come in for maintenance as some will be parked. Mr. P, St. Pierre distributed a revised plan showing the circulation plan for the interior of the lot.

Storm Water Management: Mr. Edkins explained where the infiltration/ detention basin and swale are located. Mr. P. St. Pierre noted the pond is about three-feet at the low end and slopes down. Everything will flow toward the pond and grass area. They are not touching drainage off Route 12. Gowen Crossing is a Class 5 road.

Mrs. Francis reviewed the Supplemental Project Narrative. There were no other questions.

Mr. Lincourt moved to accept this application from St. Pierre, Inc. / Beaudry Enterprises as complete. Mr. Cobb seconded. Mr. Lincourt noted the PB members may have questions but the applicant submitted the information required. With five members in favor, the motion was approved.

Mrs. Francis opened the meeting to the public for comments.

Hours of operation. Mr. Edkins advised they do maintenance but it all takes place inside the building with the doors closed; it should not generate any noise or disturbance. For example: a refrigeration truck carrying ice cream needs to be fixed quickly. Mrs. Elaine Van Velsor questioned on a hot summer day will they still keep the doors closed. Has anybody looked into

the problem of pulling out onto Route 12A and not crossing the center line? Mr. Edkins replied the driveway is configured so trucks will not have to go across the center line. An application was submitted to the Department of Transportation (DOT) for a change of use for the new driveway; the DOT indicated the Driveway Permit is forthcoming based on the State's regulations. Mr. Cobb clarified this PB does not have any authority over the State's DOT Driveway Permit.

Mr. McClammer feels the Administrator should determine if an application is complete before it goes to the PB. Mr. Cobb clarified that in accordance with the RSAs the Administrator only has to give his opinion as the PB makes the determination. Mr. McClammer said they need a complete plan certified by a licensed engineer. Mr. Royce noted that even though the application was voted as complete if additional information is needed the PB could ask for engineering work as that is within their authority. A waiver could be requested but might not be granted. Mr. Cobb noted the applicant will not get a State Driveway Permit unless it has all the calculations.

Mr. Charlie St. Pierre advised they have not yet sold this property to Beaudry so they signed on the Wetlands Permit. It is good for the Town to get Beaudry out of a residential area. They did have a survey. An engineer will not know more about trucks than they do. Mr. Edkins noted the Wetlands Permit application was prepared by Beaver Tracks Consulting.

Mrs. Elaine Van Velsor questioned if the decibel meter has been calibrated recently. If not, they cannot rely on the numbers being accurate. Mr. Van Velsor spoke about screening on Gowen Crossing Road as it would help with lights and noise. Mr. P. St. Pierre said they could leave the natural screening. The applicants spoke to Mr. Keith Weed, Town's Highway Superintendent, who prefers to keep the traffic on the State road.

Mr. Vic St. Pierre noted truckers have a much better idea than engineers on the turning radius. This was a well thought out project. Mr. Edkins said the applicants are experienced with many years of being in the trucking business.

Mr. McClammer asked how they deal with projects not in compliance. Mrs. Francis replied they have a good enforcement plan; if there are problems it goes to the Selectboard. Mr. Cobb will contact somebody tomorrow about calibration of the decibel meter. If it cannot be done a new meter will be purchased.

Mr. Royce suggested they make a decision on the requested Waiver for the Storm Water Drainage. Mr. Cobb does not feel they need a licensed engineer as the applicant is going through the Wetlands Permit process. Mr. Tommy Adams advised there were no wetlands there until the State put that road in. It is a man-made problem. He lived in the area since 1973 and got used to the noise of the trucks and trains.

Mr. Cobb pointed out that the applicant will be connected to Town water therefore they will have a back flow preventer. They will have to follow all the State guidelines. Mr. Dave Duquette, Water and Wastewater Department Superintendent, will do an inspection periodically.

Mr. Edkins requested final approval with these conditions: 1) the State’s Septic System approval; 2) the Department of Environmental Services (DES) Wetlands Permit and 3) the State’s Driveway Permit. The applicants are willing to provide a stamped engineer’s Storm Water Drainage Plan if the PB deems that a requirement.

Mr. McClammer’s major issues are safety and noise. Route 12-A is not safe. A Traffic Study is needed. Mrs. Francis advised the PB received a letter from Charles and Joyce Higgins who expressed concern about the trucks in the North Charlestown Village and using Route 12-A. It is too much for their neighborhood. Mr. Edkins noted if the State feels a Traffic Study is needed they will require that. Mr. Tommy Adams said denying this application will close down a good business in Town and put people out of work. Mr. Edkins noted Beaudry uses Route 12-A now; nothing will change. Mr. V. St. Pierre reported on some local business in Charlestown and Claremont that use Route 12-A now.

Fire Chief Charles Baraly asked if any neighbors/abutters were present who live next to Beaudry now. Was there a complaint? Mr. Cobb replied there were no official complaints that came before the Selectboard. Mr. McClammer stated the road is narrow in the Village; children walk to school. Mr. Edkins noted there is no advantage to trucks going through the Village.

Mrs. Francis would like to satisfy the neighbors/abutters concerns. Mr. Cobb summarized the applicant is stating most of the time the trucks will not go through the Village; but they are not willing to preclude “never”. Mr. Spilsbury is not in favor of voting for final approval at this meeting. He would like to wait until the May 1st meeting. Mr. P. St. Pierre mentioned there is a huge trucking shortage country-wide; they are recruiting drivers. Mr. Edkins pointed out if the PB delays this for two more weeks the applicant would like to know precisely what they will be asking for. Mrs. Francis mentioned when they first starting talking about noise it was maintenance on-site and refrigerated trucks left running. Mr. Royce spoke about the benefit of seeing the State’s Driveway Permit. Mrs. Francis summarized they are looking for a NH certified licensed engineer to do an evaluation of the noise generated on the site by at least two refrigerated trucks and the maintenance operation; a Storm Water Drainage report and the direction of the truck traffic. Mr. Lincourt would like a sound study of trucks pulling out on Route 12 from a dead stop. He would be okay if the test was done on the Old Claremont Road site. They want to minimize the effect on the abutters; maybe re-locate the driveway. Mr. Edkins does not know how any truck pulling onto a road from a dead stop would meet the Town’s decibel requirements. Mr. Jenkins felt they should look at reasonable usage. Mr. Royce agreed. The applicant has not indicated how many refrigerated trucks would run at one time; they should provide the data. Mr. McClammer suggested the PB restrict the hours of operation; limit middle of-the-night driving.

Mr. Lincourt moved to continue the application and discussion for St. Pierre, Inc. / Beaudry Enterprises until the next Planning Board meeting on May 1, 2018. Mr. Spilsbury seconded. With seven members in favor, the motion was approved.

Mr. Edkins summarized what the PB members are looking for is: 1) the NH engineer’s stamped storm water plan and 2) a professional analysis of the noise generation for the facility based on their customary operations. Mr. Lincourt’s request is for a sound study of trucks pulling out on

Route 12 or Old Claremont Road from a dead stop. Mr. Royce added the State's Driveway Permit will be helpful. Mrs. Francis closed this Public Hearing at 9:35 PM.

Mr. Frizzell, Mr. Neill and Mrs. Smith-Hull (who came into the meeting late) returned to their positions on the PB. Mrs. Francis assumed her position as Vice-Chair. Mr. Wetherby returned to his seat as an alternate member.

POLICY & POLICY ISSUES:

Boundary Line Adjustments and Mergers: Mr. Royce had some information on this.

Solar Arrays: Mrs. Francis felt the discussion would take at least an hour.

Mr. Royce felt these could be discussed at the next regular PB meeting as he is only aware of a minor subdivision plan to be on the Agenda.

Combined Workshop: Mr. Cobb would like to schedule a combined workshop with the Selectboard, Planning Board and Department Heads so they can work on a change of use policy for businesses coming into Town. Mr. Royce will send an email to everyone to inquire about what day of the week and time they would be available. It will be open to the public.

ADMINISTRATION & CORRESPONDENCE:

Re-Appointment - Alternate Member:

Mrs. Francis moved to re-appoint Mr. James Jenkins as an alternate member of the Planning Board for a one year term. Mrs. Smith-Hull seconded. With seven members in favor, the motion was approved.

ADJOURNMENT:

Mrs. Smith-Hull moved to adjourn this meeting. Mr. Lincourt seconded. With seven members in favor, the meeting was adjourned at 9:48 PM.

Respectfully submitted,
Regina Borden, Recording Secretary

(**Note:** These are unapproved Minutes. Corrections will be found in the Minutes of the May 1, 2018, Planning Board meeting.)