

**TOWN OF CHARLESTOWN
PLANNING BOARD MEETING
MAY 15, 2018**

Members Present: Robert Frizzell (Chair); Sharon Francis (Vice-Chair); Richard Lincourt, Doug Neill, Rose Smith-Hull, Terry Spilsbury, Steven Neill (Ex-Officio)

Alternates Present: Patricia Chaffee, James Jenkins, Duane Wetherby

Staff Present: Travis Royce, Planning and Zoning Administrator

CALL TO ORDER & SEATING OF ALTERNATES: Mr. Frizzell called this meeting to order at 7:00 PM. He noted the absence of regular member, Mr. Thomas Cobb (Ex-Officio), however Mr. Steven Neill (Ex-Officio) will attend in his place. Mr. Frizzell advised that meetings are recorded and asked anyone wishing to speak to identify themselves for the record.

APPROVAL OF MINUTES OF MAY 1, 2018:

Mr. Lincourt moved to accept the Minutes of the May 1, 2018, Planning Board meeting, as submitted. Mrs. Smith-Hull seconded. With Mr. Frizzell, Mr. Lincourt, Mr. D. Neill, Mrs. Smith-Hull and Mr. Spilsbury in favor, the Minutes were approved. Mrs. Francis and Mr. S. Neill abstained as they were not present.

Mr. Frizzell, Mr. D. Neill, Mrs. Smith-Hull and Mr. S. Neill stepped off the PB for the next Agenda item due to conflicts of interest. Mrs. Francis assumed the position as Chair. She asked alternate members, Mr. Jenkins and Mr. Wetherby, to assume positions on the PB. An alternate member cannot sit on the PB to replace the Ex-Officio member.

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). Mr. Royce received the Wetlands Permit application, the Department of Transportation (DOT) Driveway Permit and the study from Cross-Spectrum Acoustics, Inc who performed an assessment of sound levels that would be caused by parked refrigerator trailer units, at a proposed facility located at River Road (NH Route 12A) and Gowen Crossing Road in Charlestown, NH. This study shows the sound levels will comply with the State Plan Review standards. Mr. Patrick St. Pierre distributed and explained the revised plan on the property.

Mr. Edkins advised at the April 17, 2018, PB members accepted this Site Plan Review as complete but requested the additional information mentioned above plus an engineer’s stamped plan showing the drainage; that has been submitted. The Project Narrative dated May 9, 2018 was up-dated. They have provided everything requested.

Mrs. Smith-Hull asked if the sound study was done on the Old Claremont Road or the River Road. Mr. Edkins replied the Old Claremont Road. The Town has the ability to measure the sound levels on the River Road facility in the future.

Mr. Lincourt said PB members asked for a stamped Drainage Plan. Mr. P. St. Pierre distributed a stamped three-page Site Plan prepared by a licensed engineer. He explained changes made; page 2 shows the drainage plan that is designed for a 50-year storm event. Existing vegetation will remain as shown plus a privacy fence will be installed in consideration of the neighbors.

During the April 17th meeting Mr. Lincourt requested a sound level for a tractor-trailer pulling out into the road. Mr. Edkins advised Route 12-A is a State Highway. When the truck pulls out of the applicant's property it is in the public Right-of-Way. The study looked at noise generated on the site in particular the idling refrigerated trucks. Mr. Bob Beaudry stated the noise levels of the trucks meets the State of California noise limit which is the most stringent in the U.S.

Mr. Spilsbury asked the applicant to walk through plans for the culvert and ravine. Mr. Edkins said the actual crossing is 30-feet wide and slopes down to the ravine. It is basically common fill. Mr. Royce read measurements from the Wetlands Permit application. Mr. Spilsbury questioned water flow over the course of the year. Mr. P. St. Pierre advised Mr. Jonathan Sisson from Beaver Tracks looked at the high water mark; the existing culvert is 30-inches and runs under the highway. There needs to be a space between the State and the property owner's culverts in accordance with the State Department of Environmental Services (DES).

Mr. James McClammer asked what is being done for water quality? Mr. P. St. Pierre responded the water is not leaving the site and explained the flow on the plan. There is a dry well at the lowest point to assist in water drainage. Mr. McClammer said it looks like there has been a significant change since the last meeting. Mr. Edkins explained the site plan was modified to reflect the information submitted to the NH Wetlands Bureau.

Mr. Wes Van Velsor said there are over 20 trucks/trailers at the existing site. Will they be moved to this new site. Mr. Beaudry said they will continue to have trucks/trailers at the Old Claremont Road site where the fertilizer business will be operating. There are two businesses. They are moving the trucking business to this new facility.

Mr. Albert St. Pierre advised that St. Pierre, Inc. is still the owner of this property. Zone G-2 is the perfect area for this Town business. Transportation terminals are acceptable. The Wetlands Permit application is still in the name of St. Pierre, Inc. because if it is not approved by the State Beaudry Enterprises will not buy this property. The State requires a 30-foot driveway at the top and that is what was sent to the State who is very clear they do not want anybody hooking onto State culverts therefore they left a gap. Mr. St. Pierre provided some history on the road going back to 1963 when it was built. It is not a question of why Beaudry needs the property it is a question of St. Pierre, Inc. needing the Wetlands Permit to sell the property. He thought about putting in the pipe to get across to the other area safely and they might still do it even if the property does not sell. There is a catch basin by the fire hydrant. It has been there since 1840 when the railroad went through and it has not washed out yet.

Mr. Spilsbury asked if the purpose of the fill and crossing is to allow a place where trucks can back-around; he is opposed to a bridge. Mr. Edkins replied this plan was designed to meet the

company's needs. They are leaving options open but now they are looking for what is on this plan. Mr. Beaudry stated if he purchased 9.8 acres of land he wants to have access to it all.

Ms. Chaffee pointed out that even if Mr. St. Pierre needed the other side to farm/plant corn he still needs safe access. Future use is irrelevant because they need better/safer access now. Mr. Edkins noted it is up to the NH Wetlands Bureau to decide if this applicant will get the permit.

Mrs. Francis asked the PB members for final comments. Mr. Wetherby can understand about getting to the other side. It is needed otherwise Mr. Beaudry will not purchase the property. Mr. Jenkins thinks the applicants did a good job; it meets the Town regulations. Noise was more a State rather than Town issue. Route 12-A is a State road. They still have to get the State Wetlands Permit. Mr. Spilsbury is not persuaded this is a great proposal. He would like to find a better piece of property for this. Other sites are not so close to historic districts and residential properties. Mr. Lincourt's concern is the noise of trucks but they have done a good job on managing the drainage. This is an approved use for this property. Mrs. Francis believes it is a well done site plan and sound study. One concern is Van Velsor's property but measures are being taken in consideration of them being across the road. She will vote in favor of approval.

Mr. Jenkins moved to grant final approval of this Site Plan Review application for St. Pierre, Inc / Beaudry Enterprises subject to their receipt of the State of New Hampshire Wetlands Permit as shown on the site plan. Mr. Wetherby seconded. Vote in Favor of the Motion: Mr. Jenkins, Mr. Wetherby, Mr. Lincourt and Mrs. Francis. Opposed: Mr. Spilsbury. The motion was approved by a 4-to-1 vote.

Mr. Frizzell, Mr. D. Neill, Mr. S. Neill and Mrs. Smith-Hull assumed their positions on the PB. Mr. Jenkins and Mr. Wetherby assumed their positions as alternate members.

OAK LEAF TRUST/CASTLE TRUST AND NORM & MIKE EXCAVATING/NORMAND BEAUDRY CONSTRUCTION – Requests time extension of existing excavation permit (#EX-01-2008) Extend expiration date from June 17, 2018 to December 31, 2018. North Hemlock Road, Tax Map 229, Lot 5, located in Zone D (Watershed): Mr. Edkins was representing the applicants. In June of 2008 the PB granted an Excavation Permit. The applicants are looking for an extension of this Excavation Permit from June 17, 2018 to December 31, 2018. There is still some usable material in the pit therefore they would like to remove what remains during this construction season. Originally the Excavation Permit was issued to Smith & Allen Construction Corp. and Oak Leaf Trust. On July 17, 2012 with the approval of the PB the above referenced permit was transferred and assigned to Normand R. Beaudry Construction and Norm and Mike Excavating. Oak Leaf Trust and Castle Trust are basically the same entities. No abutters were present.

Mrs. Francis moved to grant a six month extension of existing Excavation Permit (#EX-01-2008) from June 17, 2018 to December 31, 2018, for Oak Leaf Trust/Castle Trust and Norm & Mike Excavating/Normand Beaudry Construction as presented. Mr. S. Neill seconded. With seven members in favor, the motion was approved.

WHELEN ENGINEERING LANDSCAPING: Mr. Brian Boardman of Whelen Engineering advised they would like to take down some “junk” Pine trees by their expansion/ renovations project to Building #6. It will become lawn and look like the rest of the complex. Eventually they will plant some trees along the top. The elevation from the top of the ridge is a 25-foot drop therefore people will know the trees have been removed but will not be able to see the top of the building. Mr. Royce reported the old plan did not have any reference to where the cuttings were going to be. There were plans for Building #7 with a landscaping plan. PB members deliberated as to whether this requires an application and Public Hearing or if it is an internal change. Mr. Lincourt advised there are internal changes, no impact to the property and/or neighbors. There was a consensus of all PB members to allow Whelen Engineering to take down the Pine trees in connection with this project near Building #6.

BLUE STREAM AQUACULTURE NH LLC – Discuss modification of existing site plan, Burns Road, Tax Map 301, Lot 3: Mr. Nick Malandrinos explained they want to move a wall; shrink the greenhouse and expand the building. A proposed site plan had been distributed; there is no change to the footprint. Mid-October, 2018 will be the two year mark since the original approval for the project. Mr. Lincourt advised there are internal changes, no impact to the property and/or neighbors. There was a consensus of all PB members to allow Blue Stream Aquaculture NH LLC permission to modify the existing site plan as submitted.

PLANNING & POLICY ISSUES:

Binders: Mr. Royce asked the members to go through their binders and let him know the dates on the documents they have so he can provide up-dates where needed.

Enforcement Issues: A PB member mentioned the following enforcement issues:

- Ox Brook Road – there are ten+ unregistered vehicles there. Ms. Chaffee has sent letters to the property owner.
- Property near Dean Hill Motors – there are many vehicles. Ms. Chaffee explained if they are registered vehicles nothing can be done about them. An inspection will be done.

Next PB Meeting: The next PB meeting is scheduled for Tuesday, June 5, 2018. Mr. Royce has received one new application and is expecting another one. There will be no physical changes. Mr. Lincourt mentioned they have not yet defined what is a “Change of Use”.

ADMINISTRATION & CORRESPONDENCE: There was no Administration or Correspondence presented at this meeting.

ADJOURNMENT:

Mrs. Smith-Hull moved to adjourn this meeting. Mrs. Francis seconded. With seven members in favor, the meeting was adjourned at 8:56 PM.

Respectfully submitted, Regina Borden, Recording Secretary

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the June 5, 2018, Planning Board meeting.)