

Charlestown Planning Board
Community Room
April 16, 2019 7 pm

Planning Board Present: Robert Frizzell, Chair; Steven Neill, Ex-Officio; Sharon Francis, Vice Chair; Rosie Smith-Hull; Dick Lincourt

Planning Board Absent:

Alternates Present: None

Staff Present: Steven Schneider

Others present: Charles Baraly

Called to order by Mr. Frizzell at 7 pm.

Minutes of 4/2/19 minutes with changes as follows:

[Amend title of Mrs. Francis from co-chair to Vice-Chair. On page 2, paragraph four, amend wording to reflect change from regulating to monitoring in sentence two, and add “and Ordinance from the Town of Windham” to sentence three.]

Motion to accept as amended by Mrs. Francis, seconded by Mrs. Smith-Hull. All in favor.

Planning and Policy Issues:

Mascoma Bank notified Mr. Schneider that they want to make amendments to their current signage. The sign contractor hired by Mascoma Bank has given notice of the desired changes. Mr. Schneider presented examples of building, parking lot, and roadside sign. The sign contractor will be replacing signs with updated logos, but keeping same sizes, location, lighting. Mr. Schneider will communicate with contractor to determine if anyone from Mascoma needs to come in front of the Planning board, regarding any changes to:

- intensity of lighting
- hours of illumination
- size
- location

Motion to approve, provided above list stays the same, by Mrs. Francis. Second by Mrs. Smith-Hull. All in favor.

Mr. Baraly is present to discuss blasting regulations and whether he will monitor blasting projects for town of Charlestown. He has familiarized himself with state RSAs, including NH fire laws -- RSA 158 and SAF-C 1600 Explosives Regulations. The State has a tremendous number of regulations -- transport, vibration, distances, decibels, etc. He recommends combining some of the Rumney regulations and the Windham ordinance and making a policy that fits Charlestown. Mr. Baraly feels that the contractor should notify fire dept/police dept., so all departments are aware. Mr. Lincourt offered that state regs talk of safety of blasting, but not affect to groundwater. We will need our own regulations to cover this, including a survey map, geological survey. Per Mr. Schneider, the Select board in Charlestown can enact a regulation. An ordinance would have to go before the town at Town Meeting. Per Mr. Schneider, the Select board can enact a moratorium in anticipation of a town meeting vote, thereby preventing any blasting in town. Mr. S. Neill suggested that a moratorium would prevent business from coming in, and that there would be no benefit to waiting for town meeting. Mr. S. Neill suggested that we enact a regulation modeled after Rumney, incorporating saf C 1600. A workshop is needed to hash out details. Mr. Schneider will go through both Windham and Rumney paperwork and propose what would be good for Charlestown and suggest what Charlestown needs to do to enact a satisfactory regulation, specifically regarding:

- Protection of abutters
- Traffic control
- Environmental factors
- Welcoming ability

Mr. Schneider will have ready for discussion at May 7, 2019 meeting.

Administration and Correspondence:

Mr. Royce left a few recommendations in a memo, regarding ordinance ambiguities. Mr. Schneider has discussed with Mr. Royce.

Mrs. Francis brought before the board some thoughts on the School district rejection of Charlestown's desire to understand district finances. It is noted that at one time, Charlestown was second from bottom of state list for property values. Several years ago, Charlestown did enact an ordinance that mobile homes brought in to Charlestown had to be 1976 or newer. Have there been any updates to this standard? What do other towns do? How do we address the valuation issue for our town? Is there a plus for Charlestown and our availability of "affordable" housing? Per Mr. Schneider, the State adopted building code standards from 2009-2010. The State is still trying to update to 2015 codes. There has been discussion of tiny home, but under current accepted code, they are not allowed as are on wheels and do not fit standard for living space. 2018 building code does address tiny homes.

It is noted for the Board that the Solar Ordinance enacted at Town Meeting has been signed.

Discussion of contract with UV. Mr. Schneider suggested a three month contract as that is the end of UV fiscal year. He is willing to be here longer. He recommends a longer time, as he would like to budget for Charlestown when doing UV scheduling. Currently up to 12 hours per week. Monday, all day and tuesday afternoons 3:30 until end of meeting. It is noted that this arrangement will work for the time being.

Motion to adjourn by Ms. Smith-Hull. Second by Mrs. Francis. All in favor, meeting adjourned at 7:56 pm.

Respectfully Submitted,
Alissa Bascom

(Note: These are unapproved Minutes. Corrections, if necessary, will be found in the Minutes of the April 30, 2019 meeting.)