

**TOWN OF CHARLESTOWN  
ZONING BOARD OF ADJUSTMENT  
July 5, 2018**

Members Present: Terri Fisk (Chair); Andy Jellie (Vice-Chair); Harold Ames,  
Nancy Houghton

Alternates Present: Mathew Baran

Staff Present: Travis Royce – Planning and Zoning Administrator

**CALL TO ORDER:** Ms. Fisk called the meeting to order at 7:00 PM. She noted the absence of regular member, Stephanie Franco, and alternate member, Doug Neill. Ms. Fisk asked Mathew Baran to sit on the Board. She asked that anyone wishing to speak identify themselves for the record.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS:**

**ZBA MEETING – May 14, 2018:** Mrs. Houghton moved to accept the Minutes of the ZBA meeting of May 14, 2018, as submitted. Mr. Baran seconded. With Mrs. Houghton, Mr. Jellie, Mr. Baran and Mr. Ames in favor, the Minutes were approved. Ms. Fisk abstained as she had stepped off the Board for the application presented at that meeting.

**ZBA 02 (SE)-2018 - Petition of the Town of Charlestown for property located at Patch Park off from Douglas Street wherein a Special Exception pursuant to Section 8.4.8 of the Zoning Ordinance is requested to permit the construction of a municipal recreation storage shed. Proposed shed to be 14'x32', wood framed. Said property is shown on Tax Map 112 as Lot 18 and lies in Zone A-1 (Rural Residential).**

Mr. Royce explained that the application before the Board is for a special exception and read Zoning Ordinance section 8.4.8 and 8.10.1-3. Mr. Royce also provided a description of the project. Mr. Jellie asked about children running into the driveway from behind the building. Mr. Arthur Grenier (Charlestown Recreation Director) provided a further description of the project. Ms. Fisk asked about exterior lighting. Mr. Grenier noted that no exterior lighting is proposed. Mrs. Houghton asked how the building will be paid for. Mr. Grenier explained that the materials will be purchased with funds encumbered from last year and some materials will be donated, all of the labor will be donated.

Mr. Jim Bushway asked how many utility poles will be added in order provide electrical service to the building. Mr. Grenier explained that electrical service was already in place at the adjacent dugout and the power will be buried to the new building. Mr. Bushway asked about other possible locations for the building. Mr. Royce and Mr. Grenier explained the rationale behind the location of the building. The building will be used for a scorers booth for the ballfield and needs to be accessible from the driveway.

Mr. Scott Bushway asked how much space is between the building and the driveway. Mr. Royce stated there is about 6' at the closest point and about 10' or 12' at the other end of the building. Mr. Scott Bushway asked if there will be winter use. Mr. Royce stated that winter equipment such as basketballs will be kept at a different location.

Mr. Brian Livermore asked how the building will be secured. Mr. Scott Bushway stated that a lot of questionable activities occur after hours. Mr. Grenier advised that the building will be locked.

Mrs. Diana Bushway stated that adding more value to the property will invite more questionable interest in the property.

Mr. Ames asked if the gate could be moved further up the hill, closer to the entrance.

Mr. Scott Bushway asked if the building dimensions could be modified. Mr. Royce provided the rationale for the building dimensions. The Kubota vehicle requires a minimum width and the stairwell needs to terminate at the front of the building in order to minimize the roof height.

Mr. Jim Bushway understands the need for storage but questions the location of the building.

Ms. Fisk asked about the color of the building. Mr. Jim Bushway feels it should be the same color as the dugouts. Mr. Grenier is open to suggestions on the color.

Mrs. Bushway asked if approving this application will open the door to expanding the use and additional buildings. Mr. Jellie stated that any future application will need to go through the same process and stand on its own merit.

Ms. Fisk feels it is important that light and noise from the proposed building is not bothersome.

Mr. Jim Bushway is concerned about pedestrian safety. Mr. Royce suggested that a section or two of split rail fence could be installed to facilitate pedestrian safety.

Mrs. Bushway asked if the application approval could be withheld until safety concerns are addressed. Mr. Grenier stated that the Recreation Committee could add speed bumps to the driveway.

Mrs. Houghton moved to approve this application for a Special Exception with the following conditions, 2 speed bumps shall be installed in the driveway, one speed bump 30' west of the northwest corner of the proposed shed and one 30' east of the northwest corner of the proposed shed. Also, any exterior lighting and/or sound system shall be unobtrusive to the abutting residential properties. Mr. Jellie seconded. With five members in favor, the motion was approved.

**ADMINISTRATION & CORRESPONDENCE:** None

**ADJOURNMENT:**

Mrs. Houghton moved to adjourn this meeting. Mr. Jellie seconded. With five (5) members in favor, the meeting was adjourned at 8:10 PM.

Respectfully submitted,  
Travis Royce, Zoning Administrator

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the next ZBA meeting.)