

**Present:** Patty Chaffee – Chair; Alissa Bascom; Keith Weed; Richard Carter; Gabe Bailey; Bill Rescsanski

**Alternates:** Rosie Smith-Hull

**Staff:** Liz Emerson, and Kristan Patenaude (remote)

**Absent:** Alan Putnam; Lenny Ostasiewski

Patty Chaffee called the meeting to order at 7:00pm.

**Approval of minutes of 06/21/2022:** Motion by Mr. Weed to accept the June 21, 2022 minutes as amended [Gabe Bailey was not in attendance; amend all votes to reflect six members present] seconded by Ms. Bascom.

5-0-1, motion approved.

**Agenda Review:** none

**Applications:**

Ms. Emerson explained that there will be an application coming before the Zoning Board for a variance. If this is approved, it will come before the Planning Board for the commercial part of the proposal.

**Continued Business:**

**1. NH RSA 79-E**

Ms. Emerson explained that this is limited to town centers where there are dense populations. This could apply to north Charlestown and the downtown area. This is only for rehabilitations of single-family or two-family, 40-years or older or multi-family units of up to four families. This RSA goes with the property, not the owner. This does not cover new builds. Demolition of a structure and replacement on the same lot could be covered.

Ms. Bascom suggested that extending this to areas outside of downtown will provide a public benefit to the Town. Allowing a more liberal use of this RSA would be helpful for the whole Town. Ms. Emerson stated that she would ask NHMA how far this RSA can extend into towns.

**2. Biosolids**

Ms. Emerson explained that the intention is to add regulations on biosolid use to the site plan regulations. The Board agreed that they would like this wording added to the landscaping section as well. A public hearing will be posted for July 19<sup>th</sup> in order to adopt this item.

**New Business:**

**1. Finalize information for Select Board meeting**

Ms. Chaffee stated that this will be a meeting to discuss the Implementation Chapter. There are three amendments currently listed for the Planning Board to bring to the discussion: general provisions – no new manufactured housing parks; multifamily dwellings are allowed in Zone E; and RSA 79-E. The Board agreed to include a discussion on some of the CIP projects at the meeting.

**Administration:**

**1. Howard Bowie Site Plan**

Ms. Chaffee explained that the Board has the authority to waive the site plan for Mr. Bowie, under the conditions that the bait shop will only be open for a few months of the year, that the expense of a site plan application would be unreasonable, that selling bait is not detrimental to the Town or abutters, and

48 it will not impact traffic. A sign permit will still be necessary. She suggested this be a permanent sign  
49 permit, instead of a temporary one.

50 Motion by Ms. Bascom to waive the site plan for Howard Bowie's bait shop, with the conditions as  
51 discussed, seconded by Mr. Carter.

52 6-0-0, motion approved unanimously.

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54 **Communications:**

55 Ms. Emerson stated that the cease-and-desist order will be sent to 32 Hastings Court tomorrow morning.  
56 If the owners do not contact the Town within 30 days of the order, the Town attorney will file with the  
57 court to fine them \$100 per day.

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59 Motion by Mr. Rescsanski to adjourn at 7:51pm, seconded by Mr. Bailey.

60 6-0-0; motion approved. Meeting adjourned.

61

62 Respectfully submitted,

63

64 Kristan Patenaude

65 Recording Secretary