

Present: Bill Rescsanski; Keith Weed; Gabe Bailey; Patty Chaffee; Alissa Bascom; Richard Carter; Alan Putnam (on zoom)

Alternates: Lenny Ostasiewski

Absent: Rosie Smith-Hull

Staff: Liz Emerson

Members of the Public: Nick Taylor; Leanna Mortell; Ben Mortell; Sharon Francis; Katie Lajoie; Bonnie Remmick; Dick Lincourt; Roger Clarke; Gabe St. Pierre; Welyn Page; Cedric Fisk; Albert; Erica; Vanessa Keith; Jim Rower and John Tuthill.

Public Zoom: Kirk Frost

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

Approval of minutes of 11/15/2022:

Motion by Mr. Weed to accept the November 15, 2022 minutes as submitted, seconded by Mr. Carter. 7-0-0, motion approved.

Agenda Review: none

Applications:

- a) Borough Road Building Permit Review

A member of the public asked if the Board would hear public comment on this item. Ms. Chaffee noted that this is only a permit for comment by the Planning Board. This permit has already been approved by the Select Board. By law, this decision has already been made and public comment cannot change this during this meeting. Members of the public could go through the Zoning Board of Appeals or the court system to challenge the Select Board's decision.

A member of the public noted that the Planning Board could bring comments and recommendations forward to the Select Board on this item.

A member of the public stated that RSA 674:41 requires the Select Board to seek comments and review from the Planning Board regarding building permits on Class VI roads. Ms. Emerson stated that this RSA does not say "shall," and the Planning Board is not required to comment. This item was suggested by Town Counsel as a formality.

Ms. Chaffee stated that she would like to open this item up to the Board first before hearing from members of the public. She noted that, if members of the public want to be heard on specific items, they can request to be placed on the Board's agenda.

Mr. Rescsanski noted that members of the public will be asked to calm themselves once. After that time the Police can be called to remove members of the public from the meeting.

In response to a question from Mr. Carter, Ms. Chaffee stated that applications for residential home building permits do not come before the Planning Board. She noted that a building permit was issued eight months ago on a Class VI road in Town and no issues were raised. Precedence has already been set in the community on this type of permit.

Sharon Francis expressed concern that public comment was not being considered during this meeting. Ms. Chaffee explained that the decision on this permit has already been made by the Select Board. This was simply an opportunity for the Planning Board to make any additional comments, as it sees fit.

The Board agreed they had no comment to send forth to the Selectboard.

Continued Business: None

New Business: None

Administration:

Ms. Emerson stated that there are letters of support to bring forward to the Board, regarding two grants that the Wastewater Department will be putting forward to the EPA.

Communications:

a) Board – Master Plan Discussion

Ms. Chaffee asked Ms. Francis to speak to the Land Use chapter.

Regarding allowing multifamily dwellings in Zone D, it was noted that multifamily dwellings will not impact erosion or pollutants entering the water, especially if only allowed by special exception. Ms. Francis agreed that the overall purpose of Zone D is watershed and habitat protection. Ms. Chaffee stated that there is some concern regarding conservation in Zone D.

Mr. Rescsanski stated that he is not interested in seeing multifamily dwellings, as he does not believe they exhibit the community that Charlestown wants to embody. This also does not do anything to improve the tax rate. Ms. Bascom stated that young families might be more interested in multifamily dwellings, and this could bring additional vibrancy and workforce to the Town.

Ms. Chaffee noted that the Master Plan has a break-even analysis for this issue.

Ms. Francis suggested that, if the Board is considering an increase in development in Zone D, it should look at all zones and see where increased development is most appropriate. She voiced concern regarding conservation easements given to the Town.

Leanna Mortell asked if the Board has authority over where multifamily housing can be located in other zones. She noted that there are some special wildlife areas located within these zones. Ms. Chaffee stated that this may be addressed through a next phase with overlay districts.

Motion by Mr. Weed to this proposal forward to the Select Board. Seconded by Ms. Bascom
6-1-0, motion approved [Mr. Rescsanski opposed]

Public Participation: none

Motion by Mr. Weed to adjourn at 7:53pm, seconded by Ms. Bascom.
7-0-0; motion approved. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude
Recording Secretary