

**TOWN OF CHARLESTOWN
PLANNING BOARD
FEBRUARY 5, 2019**

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

Members Absent:

Alternates Present: James Jenkins

Staff Present: Travis Royce – Planning & Zoning Administrator

CALL TO ORDER & SEATING OF ALTERNATES: Mr. Frizzell called this meeting to order at 7:00 PM in the Silsby Library Community Room. He noted that Selectboard member Steve Neill is sitting for Selectboard member Thomas Cobb. Mr. Frizzell advised that meetings are recorded and asked anyone wishing to speak to identify themselves for the record.

APPROVAL OF MINUTES OF January 15, 2019:

Mrs. Francis moved to accept the Minutes of the Planning Board meeting of January 15, 2019, as submitted. Mrs. Smith-Hull seconded. Mr. Spilsbury noted: Page 1 under approval of minutes replace “Mr. Lincourt noted” with “Mr. Spilsbury noted”. Mrs. Francis noted in the first paragraph under Child Evangelism Fellowship of NH, insert “by the Town” after “stated that the Road has been plowed”. With five (5) members in favor, the motion and corrections were approved. Mr. Neill and Mr. Lincourt abstained as they were not present for the January 15, 2019 meeting.

Child Evangelism Fellowship of NH – 2 Lot subdivision – Sam Putnam Road and Camp Good News Road, Tax Map 240 Lot 2, Located in Zone E (Mixed Use)

Chairman Frizzell explained the final note on the subdivision plan regarding the end of the Class V portion of Camp Good News Road. The stone wall at the intersection of Sam Putnam Road and Camp Good News Road is used a reference point. Also, the note indicates that the Road Agent Mr. Keith Weed made the determination.

Preliminary Discussion: Hanover Trust – Solar Facility and subdivision – Wheeler Rand Road and Scenic Hill Road, Tax Map 213 Lots 28 & 36, located in Zone E (Mixed Use) and Zone D (Watershed Protection)

Mr. Jeffrey Horne, applicant and Mr. Thomas Dombroski, surveyor were present to discuss the potential proposal. The project may involve a 1MW solar facility and a high end residential subdivision. The Scenic Hill Road and Wheeler Rand Road would be used for access. The subdivision would include up to 15 lots with homes on each lot. There are considerations towards utilizing a cluster type of subdivision concept. It was noted that municipal sewer service is not available but municipal water could be available. Mr. Dombroski stated that both Zone E and D will be part of the project. There was general discussion regarding Town road

specifications. Mr. Steve Neill noted that in the past only roads that meet the specifications are allowed. Mrs. Francis suggested that the applicant conduct further research regarding the feasibility of high end home sales.

There was discussion regarding the need for a variance for a solar facility in Zone D. Mr. Dombroski mentioned the lot sizing averaging provision of the zoning ordinance. It was noted that the lot size averaging section of the ordinance has not been utilized since its inception.

Mrs. Francis informed Mr. Dombroski that visibility of the solar facility will be a consideration if the proposed solar ordinance passes.

The general layout of the project was discussed. Mr. Dombroski and Mr. Horne noted that the layout has not been decided. The solar facility may need to be located in Zone D in order to limit its visibility. Mr. Royce suggested that section 8.4.9 regarding excavating adjacent to water courses, should be considered when designing the project.

Planning and Policy: Mr. Royce provided a handout which highlighted some language in the regulations that may need clarification. It was suggested that the Board review the handout prior to the next meeting.

Code Enforcement: Mr. Jenkins and Mr. Steve Neill mentioned a residence that is being used as a bakery.

Schedule: Mr. Steve Neill noted that the Selectboard meeting posted in the Eagle Times for Wednesday February 6 has been cancelled.

ADJOURNMENT:

Mrs. Smith-Hull moved to adjourn this meeting. Mr. Doug Neill seconded. With seven (7) members in favor, the meeting was adjourned at 8:25 PM.

Respectfully submitted,
Travis Royce, Planning and Zoning Administrator

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the February 19, 2019, Planning Board meeting.)