

Charlestown Planning Board
Community Room
June 4, 2019 7 pm

Planning Board Present: Robert Frizzell, Chair; Steven Neill, Ex-Officio; Sharon Francis, Vice Chair; Dick Lincourt; Terry Spilsbury

Planning Board Absent: Douglas Neill

Alternates Present: Duane Wetherby

Staff Present: Steven Schneider

Call to order and Seating of Alternates: Mr. Frizzell called the meeting to order 7 pm. He noted the absence of Mrs. Smith-Hull and Mr. D Neill. Mr. Wetherby was asked to sit for Mrs. Smith-Hull.

Amendments to the May 21st minutes to be made at June 18, 2019 meeting.

Mark C. White & Joseph M. Conrad -- applying for a lot line adjustment, located at 175 Old Town Farm Road (Map 216 lots 5&6). The lot is located in Zone E (Mixed Use).

Patrick T. Dombroski, of Dombroski Land Surveying, is present to represent Joseph M. Conrad and Mark C. White in a lot line adjustment from Mr. White to Mr. Conrad. 7.36 acres is to be annexed to Mr. Conrad, making Mr. Conrad's final property a total of 193.36 acres.

Mr. Frizzell opened the floor for questions from the board to Mr. Dombroski. Mr. Spilsbury asked for the history of the property. Mr. Dombroski advised that he was hired by Mr. Don Chabot of Town & Country Realty to do the lot line adjustment for Mark White. He was only recently made aware that the property had been sold and that the lot line adjustment would be between Mr. White and Mr. Conrad. Mr. Frizzell clarified that the lot line adjustment must be handled like a subdivision -- the land in question is not in a watershed area and the adjustment doesn't make a lot too small. Mrs. Francis clarified that the land has no highway frontage.

Mr. Frizzell opened the discussion to abutters.

Mr. Alvin (Butch) Barraby, Jr., of 18 Old Claremont Rd., raised a question regarding rumors about cabins and businesses on Mr. Conrad's property. Mr. Frizzell advised Mr. Barraby that Mr. Conrad would have to come before the board for any business purpose and that the only issue in question is the lot line adjustment between Mr. White and Mr. Conrad. Mr. Barraby offered his opinion that a lot line adjustments is not a concern.

Cinderella and David Sanders, 12 Old Town Farm Rd. were present to clarify that this is only an annexation of a small parcel via a lot line adjustment, and that if any other changes to the property come before the board, they as abutters would be invited? Mr. Frizzell advised them that yes, they would be notified of any changes that require board approval.

Mr. Frizzell asked if there were any other questions. Seeing none, he asked the board for a motion.

Motion made by Mrs. Francis that the lot line adjustment between Mark C. White and Joseph M. Conrad be accepted as complete. Second by Mr. Lincourt. All members vote in the affirmative.

Motion made by Mrs. Francis that final approval be granted by the Planning Board for the lot line adjustment between Mark C. White and Joseph M. Conrad. Second by Mr. Lincourt. All members vote in the affirmative.

The mylar is to be delivered to the town office by Mr. Dombrosky.

Planning and Policy Issues:

The edits to the proposed blasting regulation, as advised by Mr. Taber of Maine Drilling and Blasting, have been reviewed by Mr. Schneider. Mr. Schneider noted that these changes included the most current standards and took into account the size of the blasting site in question. The next step is for the selectboard to hold a public hearing. Mrs. Francis recommended further discussion regarding the affect to the groundwater. Mr. Schneider advised that a request could be made of the selectboard to discuss this matter, as this is ultimately the responsibility of the selectboard to enact and enforce. Mrs. Francis also notes that the current draft regulation presupposes that blasting will be for the purpose of structures. Mrs. Francis offered that the regulation should also include town and state roads, as well as utilities. Where and how they should be included needs to be discussed.

Mr. Lincourt brought before the board that the NHDES suggests some model language for municipalities to use to protect drinking water and groundwater. Mr. Lincourt will share with Mr. Schneider for potential use in wording the regulation.

Mr. Lincourt noted some slight wording amendments to the draft regulation. Under local requirements number 7, subsection E. amend spelling **of** to **or**. In subsection I, under prohibitions, delete prohibitions B & C as they are already included as prohibitions under subsection D. Mr. Lincourt recommended re-numbering subsections as necessary.

Administration and Correspondence:

None

Mr. Frizzell opened the floor for anything else to be brought before the meeting.

Mr S. Neill noted that Mascoma Bank has changed their signs. Mr. Schneider reported to the Planning Board that he has confirmed with the contractor that the size, shape, location and illumination are the same.

Mr. Barraby asked a question regarding R&D Powersports, located on Old Claremont Rd. Is this a business in town? Mr. Barraby noted that there is a social media page indicating that business is conducted at R&D Powersports. The nature of what goes on at the property is affecting surrounding properties. Mr. Schneider will reach out to Mr. Richard Balla, who owns the property.

Mr. Barraby is the current owner of the property owned by the owner of the former HillTop Paving company. The original sign is still in place, Mr. Barraby asked if this sign can be painted? The sign currently holds posted and livestock signs. Mr. S Neill advised that this would be informational signage, not advertising. Mr. Schneider noted that Yes, painting is fine.

Ed Cox, of Long Island, NY, owner of 36 Scenic Hill Rd. has been approached by a company/person to purchase his property for a potential solar farm. The Planning Board has not heard from this company regarding a proposal for business.

Mr. Lincourt asked if a pile of asphalt materials, located near the Windy Acres Mobile Home Park on Rt. 12, is too close to the water protection district? There was previous Planning board discussion of this lot and a change of use for storage and use of landscaping materials was granted to Pine Hill Construction. The line for the watershed district is South of the lot. Mr. Schneider will confirm that Mr. Lemieux, of Pine Hill Construction, is complying with his permits and meeting the guidelines within the Site Plan approval. Albert St.Pierre noted for the board that a water system for Windy Acres is located nearby. There is potentially a plan from circa 1986.

Mrs. Francis asked if we have a person in Charlestown who will do zoning enforcement? Mr. Schneider considers this part of his twelve hours contracted by the town of Charlestown. Site plan enforcement and RSA enforcement are occurring according to Mr. Schneider.

Motion made by Mr. Lincourt to adjourn. Second by Mrs. Francis. All members vote in the affirmative. Meeting adjourned 7:50.

Respectfully Submitted,
Alissa Bascom

(Note: These are unapproved Minutes. Corrections, if necessary, will be found in the Minutes of the June 18, 2019 meeting.)