

Present: Terry Spilsbury - Chair; Doug Neill - Vice Chair; Jeff Lessels – Ex Officio; Sharon Francis; Alan Putnam; Gabe Bailey; Dick Lincourt

Absent: Patty Chaffee; Duane Wetherby

Employees Present: Liz Emerson;

Public Present: Roz Caplin; Barbara Lumbra; Demitris Georgiadis; Konstantinos Georgiadis all via Zoom
Scott Wade; Bill Rescsanski; Albert St. Pierre; Alissa Bascom; Tom Cobb; Joe Cobb

Terry Spilsbury called the meeting to order at 7pm.

Approval of minutes of June 2nd: corrections: Dick Lincourt: p. 2, para, 5 last line change “was” to “had”; p. 3, para. 4, third to last line, change “builging” to “building”; p. 3, 2nd to last paragraph, last line change “crisis” “crisscrossing”; p. 5, 2nd to last paragraph, 7th line change “surgery” to “survey”; p. 5, 2nd paragraph, 8th line, change “May” to “June”; Terry Spilsbury: p. 3, third to last paragraph: change “moved the meeting” to “opened the hearing”; p. 4, first paragraph, line 3 change “was” to “as”; p.4, 6th para., line 3 insert “if” after “that”; p. 4, 4th to last paragraph, “motion by Doug Neill:” change “accept” to “approve” (NB this change was not made as the minutes show the actual wording as recorded); p.5 the page uses the word “document” extensively change this to the relevant document being referred to ie “tax bill” or survey”; p.5, first paragraph, last line: change “possible” to “possibly”; p.5 , 2nd to last paragraph, 4th line change “commented” to “comment”; p.5, 2nd paragraph, 2nd to last line, change “preparatory” to “prefatory”; p. 6, 4th paragraph, 1st and 2nd line, change “living ability” to “livability”; p.7, 6th paragraph, line 1 change “does not have to” “lacks”; p. 7, 6th paragraph, line 2, change “for example” to “have”; p. 7, 6th paragraph, line 2, add period after “shopping” and then “Her opinion is that a chapter on Regional Concerns should be included”; p.7, 7th paragraph, line 2, change “2 observations” to “He offered 2 competing observations”; p.7, 8th paragraph, line 2: add “only if there is an identified neighborhood with unique concerns.” before the end of the sentence.

Motion by Dick Lincourt: to accept the minutes of the meeting of June 2nd with amendments, second by Sharon Francis.

All in favor with the abstention of Jeff Lessels, motion approved.

Terry Spilsbury introduced the business before the meeting and invited Demitris Georgiadis to tell the Board what has changed since their last appearance at the Planning Board.

2020-SPFP-03: Mascoma Savings Bank (Owner) KanDy Investments LLC (Agent) request final review of a minor site plan – change of use to apartments. The property is identified as Map 118 Lot 214 and is located at 245 Main Street in the Town Center Residential/Professional (A) Zoning District.

Demitris Georgiadis confirmed that the applicant is appearing before the board as the application for the Daycare has been denied and they are back to get more apartments approved in the basement level. What they are looking at is two, 2 bedroom apartments in the basement level which will give six, 2 bedroom apartments in the entire building.

Terry Spilsbury asked if the Daycare is permanently off the table now.

Demitris Georgiadis confirmed that the Daycare is permanently off the table.

Terry Spilsbury further asked if there will be no commercial use for the building, it will now be entirely residential. Liz Emerson and Demitris Georgiadis confirmed that the Olive Oil business will be situated in the garage.

Terry Spilsbury asked the Board for any questions regarding completeness.

Sharon Francis asked who the Daycare was denied by. Demitris Georgiadis confirmed that the Daycare was denied by the Zoning Board.

Terry Spilsbury asked for any additional comments from Liz Emerson. Liz Emerson confirmed that the upstairs apartments were approved at the meeting on May 19th, tonight's meeting is to approve the additional 2 apartments downstairs. Terry Spilsbury confirmed that Liz Emerson sees no deficiencies in the application and asked for further questions regarding completeness.

Dick Lincourt asked about the letter from Life Safety Fire which states that a separate water line is required to run into the building for the sprinkler system and asked if this has been covered with the Water and Sewer Department. Liz Emerson confirmed that the Water and Sewer Department is aware of this, the application has been passed to Dave Duquette and Liz Emerson confirmed that she will bring this specific item to his attention.

Motion by Dick Lincourt: to accept the Minor Site Plan Application from KanDy Investments as complete, second by Gabe Bailey. Terry Spilsbury asked for further discussion before taking a vote. Sharon Francis suggested adding a condition to the motion that the water line will be provided, Terry Spilsbury confirmed that this will be addressed in the final hearing and the final motion, Sharon Francis agreed with this proposal.

Terry Spilsbury called for a vote, all in favor, motion approved unanimously.

Terry Spilsbury opened the hearing and turned the meeting over to Sharon Francis who proposed that a condition of the Planning Board Approval be that the Board receives indication from the Water Department that the line will be provided. Jeff Lessels commented that his understanding is that a 2 inch line will need to be run onto the existing line at the applicants cost, the Water Department has been notified and it is not something that they will object to: this will have to be done through the building permit and this will be part of it. Terry Spilsbury asked for clarification that this is required whether or not this is addressed by the Planning Board, Jeff Lessels confirmed that this is the case. Sharon Francis thanked Jeff Lessels for his comment.

Terry Spilsbury asked Liz Emerson about limitations on the number of residential apartments in a building in this zone. Liz Emerson confirmed that there are none in a single unit as long as it is on a contiguous foundation or slab and over 600 square feet. Bill Rescsanski asked for clarification on the Zoning, Liz Emerson confirmed that the building is in Zone A, Bill Rescsanski queried the interpretation. A discussion ensued on the interpretation of the rule, Liz Emerson confirmed that the building is a multi-family dwelling and there are other multi-family dwellings in town which have not had to go through Zoning for approval, this is a multi-family dwelling. Terry Spilsbury stated that he was confused by what was being said and clarified that the single family and 2 family dwellings do not come to the Planning Board, he further clarified that this is a commercial building, there have been commercial proposals and this is more than 2 dwellings and therefore does come before the Planning Board, Liz Emerson

confirmed that this is correct. Terry Spilsbury stated that it appeared that Liz Emerson was using the terms 2 family and multi-family interchangeably. Liz Emerson confirmed that the way the Planning and Zoning Boards have run is that 2 family has been defined as multi-family. There is no regulation and no history to back up stating that more than a 2 family dwelling has to go before the Zoning Board for approval. Liz Emerson cited the building behind the library as an example, this did not go before the Zoning Board for approval: it did not need it. There is another example on Arbor Way which did not go before the Zoning Board. The history in the town is that a 2 family dwelling is a multi-family dwelling. Bill Rescsanski asked if these were oversights, Liz Emerson confirmed that that is a possibility and as of this moment the buildings are Grand Fathered in, Liz Emerson further clarified that the town has set a precedent and has to follow through with that.

Sharon Francis asked when the examples cited by Liz Emerson were approved. Liz Emerson confirmed that she does not have exact dates but they are recent enough to have been brought from the Old Town Hall to the New Town Hall so they would have had to have been done within the last 20 years because anything previous to 20 years is still in the Old Town Hall.

Terry Spilsbury asked if there was anyone who has concerns increasing the approval from 4 to 6 dwelling units and if it presents a practical issue to the community.

Sharon Francis asked what the effect on parking will be by having 2 more apartments as opposed to the Daycare which was approvable in the view of the Planning Board. Liz Emerson confirmed that the building requires 2 spaces per unit, Sharon Francis confirmed that this means 4 more spaces, Liz Emerson confirmed that the requirement will be for a total of 12 parking spaces: there are 21 on the lot not including the one on the driveway, the town will use 5 spaces, there will be 4 spaces left over, more than needed. Terry Spilsbury confirmed that in this instance there is an abundance of parking with the spaces drawn on the survey.

Terry Spilsbury reiterated his statement on density of the proposed dwelling. Dick Lincourt asked for clarification on parking and whether the allocation takes into account setting aside 2 spaces for snow storage. Liz Emerson confirmed that this is the case.

Terry Spilsbury asked for any public comment. Bill Rescsanski asked about density, Liz Emerson confirmed that as long the dwellings meet the minimum square footage for living quarters and have the 5 basic necessities for living which is about 600 square feet plus or minus on average then it is approvable. Terry Spilsbury noted that the units are set out in a way that is very consistent and noted examples in town where buildings have been retrofitted for multi-family use and this fits well with the density of the village and access to services.

Terry Spilsbury asked for any further public comment.

Albert St Pierre asked Jeff Lessels to speak about the snow removal agreement. Jeff Lessels asked Albert St Pierre to explain to the Board what has been agreed. Albert St Pierre confirmed that a discussion is in progress between the relevant attorneys and the Select Board regarding snow removal which will be a yearly agreement. Snow removal will continue by the Town in the combined parking lot.

Terry Spilsbury commented that the bank customers do not generally use the parking spaces being discussed, asked for a motion and agreed with Sharon Francis that her specific requirement is not necessary.

Motion by Gabe Bailey: to accept the application as presented, second by Dick Lincourt.

Terry Spilsbury asked for any further comments before the vote, seeing none he called for a vote.

All in favor, motion is approved unanimously.

Terry Spilsbury thanked the applicant for presenting a very thorough application and with good graphics.

Terry Spilsbury introduced the Master Plan as the next topic for the meeting.

Albert St Pierre asked for a brief discussion on sidewalks before discussing the Master Plan.

Albert St Pierre confirmed that the Select Board will have the Beautification Committee on their agenda at the meeting tomorrow, June 17th with a discussion on curbing on Main Street. Liz Emerson has brought up the requirement for a discussion with the NH DOT as an extra 4 feet of green space might encroach on the State road. It was decided that the discussion would be brought to the Planning Board as Sharon Francis is on the Beautification Committee and Liz Emerson can be involved in the discussion. Albert St Pierre further commented that the curbing also extends to the area around the old Jiffy Mart building and the current owners, the Cobb Brothers, Tom and Joe have put together a nice plan that has been presented to the Select Board. What has been proposed by the Cobb Brothers relates to the town property but it may affect the flow of the parking outside their property.

Terry Spilsbury asked Tom Cobb to present to the Board. Tom Cobb clarified that the proposed plan does not change the flow of traffic on the Cobb's property, it changes the flow of traffic for the Municipal property for the public parking. Tom Cobb explained the plan that the Board members had before them and confirmed that the plan had been presented to the Beautification Committee who seemed to like it a lot. The Cobbs were asked to do the presentation but as this is not their property it is not their case to present although they are willing to do whatever they can to help and facilitate the proposal. Sharon Francis confirmed that the Beautification Coalition met that afternoon and likes the concept of having the green strip out adjacent to the travel way. The green strip will be significantly smaller based on the Cobb proposal than the one that had been diagrammed; also, there seems to be a discrepancy in the distance from the white line. The Beautification Coalition did vote at their meeting but is not ready to present at the Select Board on June 17th although they do want to meet with the Select Board to talk about the measurements and how to put it together in a way that benefits the Town and the Cobb Brothers. The vote at the Beautification Coalition was not to take the proposal to the Select Board when there is a discrepancy in the measurements. Tom Cobb asked if this is a public committee. Sharon Francis clarified and asked if Tom Cobb was referring to the Beautification Coalition, Tom Cobb confirmed that this is the committee he was referring to, Sharon Francis confirmed that it is volunteers. Tom Cobb commented that he wondered if the Beautification Coalition meeting should have been a posted meeting. Sharon Francis further commented that the committee is conscientious and is trying to maximize beautification along Main Street. The committee wants to work with the Cobb Brothers and is ready to present plans to the Select Board for the East side of Main Street but wants everyone to be talking from the same facts with regards to the area around the Cobb Brothers property. Tom Cobb spoke about what was presented, this was a plan that Tom Cobb, Joe Cobb, Albert St Pierre

and the Beautification Coalition came up with, what was put on paper is what was agreed on. Sharon Francis confirmed that the Beautification Coalition would like to meet with the Cobb Brothers.

Terry Spilsbury commented that this proposal has come as a surprise, there is one map which is circulating around the Board members and asked for the discussion to continue.

Albert St Pierre commented that the Select Board has now made Depot Street a 2 way Street again. One of the pluses of getting the green strip is to move the cars out of the visibility on Main Street. Tom Cobb confirmed that the Cobb Brothers were contacted and asked to attend the Planning Board Meeting, the plan was sent to the town over a week ago: it was not an intention not to have insufficient copies.

Dick Lincourt asked a question about the green strip: this is to be grass and access to the town parking will be coming into their driveway. Tom Cobb confirmed that this is correct. Dick Lincourt confirmed that there is no change to the amount of parking for the town. Terry Spilsbury asked about the sidewalk. Tom Cobb confirmed that it will stay where it is as there is 19 feet of turn lane. Gabe Bailey confirmed that there is more green space in the proposal than there has been in that area in his entire life.

Jeff Lessels commented that he stopped to see Tom and Joe Cobb prior to the meeting with the Select Board on June 17th and a vehicle turned in exactly the proposed way in accordance with the plan. The area has always been an issue with pedestrians, his feeling is that the plan solves a lot of issues.

Sharon Francis asked if there is a State requirement for how far from an intersection an exit or entrance needs to be for traffic flow such as that flowing onto and off the Cobb property, Depot Street and Main Street. Liz Emerson confirmed that this is why the State needs to be involved in this discussion. Tom Cobb confirmed that the numbers on the plan are correct, ie the measurements on the plan. Sharon Francis confirmed that Jim Fowler went out with a tape measure and measured the distance a few hours ago. Liz Emerson stated that now that the plan has been created the discussion is with the Select Board not the Cobb Brothers. Tom Cobb clarified the measurements on the map with Sharon Francis and proposed where Jim Fowler may have had an issue with a measurement. Jeff Lessels commented that the proposed plan solves a lot of traffic issues. Tom Cobb commented that Depot Street is not square to Main Street, by pushing out the green space, 8 or 9 feet this makes Depot Street more square to Main Street. Liz Emerson confirmed that the DOT has to be involved in this conversation to avoid time being wasted as the DOT approval is required.

Terry Spilsbury clarified the situation and asked if the Planning Board has jurisdiction in light of the Site Plan that was approved last summer. Further, to what extent if at all does the Planning Board think it makes a material change in that Site Plan in the flow or in the assumptions that supported the approval and does the Planning Board want to take jurisdiction or deny jurisdiction and leave it to the Select Board, the Beautification Coalition and the DOT? Liz Emerson stated that if the Select Board is agreeing to the Plan she does not feel that it is fair for the applicants to have to come back since the Municipality is making changes.

Terry Spilsbury asked if this opinion is because Liz Emerson believes that this affects only town land and not the land that was the subject of the site review. Liz Emerson confirmed that Municipalities are exempt from Municipal law and Municipal rules and if the Municipality is making changes then she does not feel it is fair to ask an applicant to come back because it is a Municipality choice.

Terry Spilsbury commented that if this relates exclusively to Town land then he agrees with Liz Emerson's comments but if it results in changes in use to the Cobb land then he would disagree. Doug Neill commented that what was voted on was everything that was to the west side of the side walk and this discussion is therefore not relevant to the Planning Board.

Terry Spilsbury further clarified the situation and that the plan relates totally to land outside of the Cobb Brothers' Site Plan. Dick Lincourt commented that there will be a marginal increase in the level of parking in the Cobb driveway. Tom Cobb confirmed that there will be no changes to traffic flow on their property. Terry Spilsbury confirmed that it is very hard to visualize that there is actually enough space between the front of the Cobb building and the traffic flow of Main Street to park in, to travel, to have a side walk, then again to travel to park in and to have a green space. Jeff Lessels confirmed that he agrees with Terry Spilsbury that the Planning Board does not have jurisdiction over this, he further commented that this very evening saw examples of the traffic flowing perfectly. Terry Spilsbury commented that he may have personal opinions on the proposal but these personal opinions do not factor into whether the Planning Board has jurisdiction over this matter and he feels that the Planning Board does not have jurisdiction.

Albert St Pierre commented that discussion was brought to the Planning Board because there is money in the budget as this was encumbered from last year, further monies have been added to beautify Main Street and this all ties back to the Master Plan. This needs to be done before the Master Plan is completed as the town is now in year 2 of encumbered money. The plan is to grab 4 feet in front of Claremont Savings bank which is the discussion which needs to be had with the DOT. Liz Emerson stated that the beautification is not part of the Master Plan and Terry Spilsbury commented that the Master Plan discussion should not hold up anything with regards to the beautification of the town. Jeff Lessels commented that if a line is drawn from Ralphs it will be equal to the proposed distance in front of Claremont Savings Bank. Tom Cobb clarified that he and Joe Cobb went through the relevant committees to work on the plan. With regards to the state situation, the reason why spaces were turned parallel to Main Street in front of the Library and Bakery Building is because there were changes made that changed the width or depth of the spots and because the parking spots changed it had to meet new State guidelines and the new State guidelines state that you may not back into traffic. If parking spots are changed to parallel people will be irate. Bill Rescsanski asked if this can be cleared up with the state before there are any more discussions.

Terry Spilsbury asked if anyone believes that the Planning Board has jurisdiction. Joe Cobb commented that the curbing will not be along Main Street, the grass will go up to Main Street. Albert thanked those present for the discussion as this has shortened the Select Board meeting on 6/17.

Terry Spilsbury asked for any other business for the meeting other than the Master Plan.

Liz Emerson presented the Conrad subdivision which was approved in August of 2019. There was a slight property line adjustment which has now been corrected. This is the Old Town Farm Road property going north on route 12 across more or less from Hemingway. Liz Emerson showed the plan, the fix and that this needs to be signed. Terry Spilsbury clarified that he wanted the Board to see this before he signed it. Sharon Francis asked who the abutter is, Liz Emerson confirmed that the abutter is Trish Beaudry.

Sharon Francis asked if the abutter has been involved. Liz Emerson confirmed that this came up during mapping program changes. Terry Spilsbury confirmed that this is a simple correction.

Terry Spilsbury moved the meeting to the discussion on the Master Plan, the Board has put off a discussion on the "Vision" which is something that could be tackled at this meeting, before getting into that discussion he wanted to talk about the survey which he hopes everyone is pleased with. He has talked to a couple of people who have received it and were intrigued, Doug Neill commented that he had received text messages from people who had received the survey and like it. Liz Emerson confirmed that she had received 8 back already.

Terry Spilsbury spoke about having been invited by the Select Board to sit in on a workshop where planning issues were talked about. He was able to go over the fact that the survey was about to be sent out and there was a lot of healthy discussion with the Select Board and he was extremely pleased at the kinds of questions that were being posed to him which showed that they were very much engaged and enthusiastic about the Board doing this and that everyone can agree that it is a very ambitious project and the fact that the Board is trying to do it more or less this year. It remains to be seen where the Board ends up, there is no timeline requirement. The Board is taking all of the sections rather than chapter by chapter which is what Walpole is doing. John Streeter had asked the question about implementing a deadline for survey responses which had not been done, Liz Emerson has added that and the survey now shows a request for responses to be submitted by July 7th. People have the opportunity to leave their responses in the drop box at the Town Office so there is no requirement for postage. Terry Spilsbury stated that the most important thing that the survey did is to announce the intention of the Board, giving it legitimacy and momentum, the Board is now in motion and into this project. At the 2nd July meeting Terry Spilsbury would like Liz Emerson to pull together an abstract of what has been received in this round of surveys.

Gabe Bailey suggested posting on the "Community Forum" Facebook page as some people who have mortgages do not need to look at their tax bill as it is already paid. Terry Spilsbury agreed with the suggestion stating that he thinks that this is a great idea. One thing he had noticed is that the Board did not ask for names. Liz Emerson responded that in a roundabout way it works, she does have the ability to look up the address owners details, she did not want to pressure people. If there is an over-abundance of people volunteering she won't do a person by person email she will do a "blast email". The most important thing for Liz Emerson is for her to have the email address to be able to contact people.

Terry Spilsbury spoke about another question from John Streeter which related to why the survey was only sent to tax payers and not people who are not the homeowners paying the tax. Terry Spilsbury stated that this had not occurred to him and he thought it was a good question and his response was that this was a limited survey and the Board decided to piggy back on the tax bill. If the Board gets to the step that he thinks they will where the Board has a more robust statistical sample then the Board would want to mail that survey to every household so that everyone is involved.

Terry Spilsbury responded directly to Gabe Bailey's suggestion about posting on the "Community Forum" and mentioned using a PDF link for the survey to be returned. Liz Emerson replied that Patty Chaffee had brought up using "Survey Monkey", Liz Emerson suggested that a link to that could be posted on the "Community Forum", the online data can be collected and the report produced. A PDF

could absolutely be put out, Terry Spilsbury agreed either one or both should be used. Terry Spilsbury further commented that Board members should be aware of conversations about the survey.

Terry Spilsbury spoke about the Population chapter and stated that there will be chapters in the Master Plan where Liz Emerson can use the existing template and simply update the data in the previous Master Plan. He was very pleased to see that Liz Emerson has already done this; he continued to ask if Liz Emerson has any other sections where she has been able to make any updates. Liz Emerson confirmed that she has been working with Patty Chaffee on the "Community Utilities and Facilities" chapter. Liz Emerson confirmed that she is able to update "hard Facts" but for the remainder community input will be needed. The survey will help and hopefully the restrictions will be lifted and the community can get together in person similar to what was done in 2004 in the "Community Goals Workshop". Terry Spilsbury stated that he believes this is worth doing especially with the Covid-19 restrictions which may mean that more people are inclined to participate. It was agreed by the Board that this should be done. Terry Spilsbury stated that with the survey results and the "Community Goals Forum" the Board will be looking to receive responses around late September time. Sharon Francis commented that this might be fast.

Terry Spilsbury went on to speak about a comment made about the initial survey responses being one of the tools for the individual task forces to use and it might be counterproductive to have the task forces move ahead too soon without this information. Terry Spilsbury stated that he feels that the Board is not yet ready to launch individual task forces, the Board agreed with this statement. Liz Emerson confirmed that she has received 2 survey responses from people who are looking to be involved in discussions on land use and natural resources. Terry Spilsbury stated that the Board members should be thinking about which task forces they are looking to be involved in. No one will be forced to be involved in a task force although this may mean that the Board needs to reach out beyond the Board itself for individuals who might be willing to run a task force, it would be wise to have task force Chairmen who are elected officials such as Select Board, Finance Committee, Heritage Commission etc. Dick Lincourt has indicated his desire to be involved in Land Use, Economic Development and Housing discussions. Terry Spilsbury asked the remaining Board members if there is anyone who would like to indicate a specific area of personal interest. Gabe Bailey is looking to be involved in Recreation and Land Use.

Terry Spilsbury spoke about assigning multiple sections of the Master Plan to be discussed as a part of one task force.

Sharon Francis spoke about people being interested in Energy and the transition to more renewable energy, hopefully to lower costs for Energy investments; the facts are needed, trails be made that can be followed. Her thought is to position Charlestown to be somewhere where people want to live, she went on to say that she is looking to see how the town will attract the next generation.

Terry Spilsbury responded by suggesting that it might be a question of looking at the negative elements and addressing those rather than focusing on specific positives and looking to eliminate the negatives. Jeff Lessels suggested that this is addressed in the last question on the current survey.

Jeff Lessels spoke about the initial survey from the previous Master Plan which was initiated by the League of Women's Voters and is now steered by "Vital Communities" which is a regional group. His thought is to have focus rather than generalized topics. What was done previously was to use facilitators

and take pointers from focus groups and then the important parts were further whittled down from that. Dick Lincourt suggested contacting the Regional Planning Commission regarding providing facilitators for the Community Goals Workshop and also ask for their involvement with the Regional Concerns section. Liz Emerson confirmed that there is no money in the budget for that this year, the question can be asked if they would volunteer their services.

Terry Spilsbury went over what was discussed at the previous meeting and the sections that it was agreed would be included in and excluded from the new Master Plan. He asked for everyone's agreement to this plan and then posed 2 questions: "Should we include Regional Concerns as a section and "Should we specifically include education as a section even though it is not in the statutory list?" His thought is that education should be included and he is looking for guidance on Regional Concerns. Sharon Francis asked for examples of Regional Concerns. Liz Emerson suggested transportation, Route 12A, bigger than Charlestown, it would be a number of things. A discussion ensued on this topic. Dick Lincourt spoke about Healthcare with local hospitals being in bankruptcy. Jeff Lessels spoke about the changes in the work environment over the years and a change of job focus, Charlestown currently has the largest private corporation in the state, Whelen Engineering.

Bill Rescsanski asked if UNH has any resources that could be used, specifically being able to model any changes to see the hows, whys and consequences.

Terry Spilsbury asked Liz Emerson to reach out to UNH, Bill Rescsanski offered to take time out to help.

Terry Spilsbury asked Dick Lincourt about being liaison to the Upper Valley Planning Commission. Dick Lincourt confirmed that he had been and Terry Spilsbury asked if he would like to be again. Dick Lincourt replied that after having brought information back and seeing no interest from the Select Board he decided that it was no longer worth his trouble. A discussion ensued on Charlestown having a new Select Board and funding which is paid to the Commission, it is believed that the cost is in the region of \$5K. Scott Wade spoke about the consequences of inaction in town and this not being an option going forward. Terry Spilsbury spoke about implementation and the challenges involved, cooperation, funding etc. and spoke about the Planning Board needing to "Plan". Liz Emerson spoke about the Flood Plain Ordinance and the vote on this in March. Terry Spilsbury spoke about changes being made as the Master Plan project is ongoing such as Zoning Ordinances to ensure actions are taken.

Sharon Francis spoke about Zoning Ordinance uses in Zones A and A2 that are absurd and stated that these should be cleaned up to be sensible. Zone E needs to be cleaned up "Any Use Permitted"; her classification of this zone is the "Nuclear Power Plant Zone" although people don't like this it is true, there was a jovial agreement to this. A short discussion ensued on the reasons for the Zoning rules. Gabe Bailey asked about changing zones and the difficulties of doing this. Liz Emerson replied that there has to be a number of public hearings and she spoke about proposed changes in North Newport, there is a minimum of 2 to 3 public hearings then a town vote is the decider.

Terry Spilsbury spoke about time lines and continuing the Master Plan into next year for certain items.

Bill Rescsanski asked about the minimum zone size. Liz Emerson confirmed that in Zone E it is 1 acre lot size. Terry Spilsbury spoke about anything relating to 100 or fewer properties, otherwise it is known as

spot zoning. Terry Spilsbury went on to speak about a project for a Historical District which affected a very small amount of properties which was very onerous. A discussion ensued on the processes.

Albert St Pierre spoke about the Upper Valley Lake Sunapee budget being \$7,093 of which nothing has yet been spent. Liz Emerson spoke about the Hazard mitigation project which is currently ongoing, \$4,800 dollars has been quoted for 10 hours of work under this project.

Sharon Francis asked about the Vision topic. This is the first time that she has seen significant interest from the Select Board at the Planning Board and this is very good. What is it that the Planning Board is talking about when they talk about Vision? Terry Spilsbury confirmed that he believes that the Board is at the point where this can be discussed and he will prepare a framework to be discussed at the next meeting to try and help focus the conversation. He went on to explain his understating of what the Vision chapter should look like.

Albert St Pierre spoke about everyone needing to have the information on Charlestown which is currently available, Liz Emerson asked if this was the "Community Profile" from the New Hampshire Employment Security, it was confirmed that this is the source. It was suggested that each Board member should be provided with a binder with this information as a starter.

Terry Spilsbury spoke about education and the strong interest in addressing this although it is not one of the things in the statute. Given everything that the community went through in the last year there is a need to see what is next. This is not a discussion which is exclusive for the Planning Board but should include community members such as Scott Bushway, Shelly Andrus, Tom Cobb, Alissa Bascom, a variety of people who had different opinions. It was agreed that this should be done. Bill Rescsanski spoke about the voices of the individual towns in the School District needing to be heard, no one town can do anything on their own.

Jeff Lessels spoke about the Select Board being present to support inclusion and implementation and stated that the most important parts of the town are the Finance Committee, Select Board and Planning Board together with the Department Heads. Speaking about town information he uses Hopkinton and Brookline, NH as examples of towns to compare to Charlestown, Allenstown is another example as they have a similar number of mobile homes, not many more than Charlestown but the town went bankrupt because of the mobile home situation. Brookline has no Water and Sewer Department, Hopkinton has mostly single family dwellings: the information is out there. Bill Rescsanski spoke about space use, Jeff Lessels spoke about an empty piece of land not needing any services and being valuable, a housing development is a whole different story with related costs, a commercial building has a lot of benefits: there is a chain of benefit levels.

Liz Emerson spoke about "Strong towns" podcasts, they talk about any development having a cost. Commercial costs less because you don't bring the kids into the schools, residential costs the municipality the most. They have abstract ideas on how to avoid higher costs, they are not in favor of tiny homes as they are not highly taxable and are essentially a fad which would be expensive for a municipality. The only thing that doesn't cost money for a municipality is open land, there obviously has to be a balance.

Sharon Francis spoke about the town inventories in the 70s or 80s and with information on tax bills paid it was possible to estimate the value of a home that paid its share of town expenses including education and it was something around a \$45k home which is laughable right now, say \$150 to \$250k investment right now and wondered if something like this could be done now to obtain a range of housing that pays its own way. Liz Emerson confirmed that she will do some research on that, it is doable.

Jeff Lessels made a motion to adjourn.

Doug Neill asked about thanking Bob Frizzell for his years of service to the town. Jeff Lessels spoke about a letter from the Select Board which has not yet been sent. Terry Spilsbury suggested that there should be something from the Planning Board. This has been an oversight. Liz Emerson offered to draft up a letter to bring to the next meeting.

Albert St Pierre spoke about the Town Report and mentioning people who have served the town for a long time.

Doug Neill seconded the motion to adjourn, all in favor, the meeting was adjourned at 9.30 pm.

Sarah Davis, Secretary.