

Present: Gabe Bailey – Vice Chair; Alissa Bascom; Dick Lincourt, Alan Putnam (by Zoom), Jeremy Wood; - Sharon Francis – Seated for Doug Neill

Alternates: Keith Weed; Rosie Smith-Hull

Absent: Patty Chaffee – Chair; Doug Neill; Robert Meier – Alternate

Staff: Liz Emerson

Recorder: Millie Barry

Gabe Bailey called the meeting to order at 7:00 p.m.

Meeting Minutes of September 7, 2021: Sharon Francis asked if the minutes were available from 1994 regarding the Saab dealership rolling sign? Liz Emerson said the minutes were in the Bakery Building and she would do the research soon to find the minutes.

Jeremy Wood motioned to accept the minutes, Dick Lincourt seconded, all in favor, motion passed.

Agenda Review: Liz Emerson reviewed the agenda; the meeting will continue as planned

Applications: None

Administration: Zoning amendment for mobile homes – Manufactured Housing as defined in RSA 674:31 (information included in the packet). Liz Emerson said the Board could review the proposed zoning amendment included in the packet. If the Board wanted to move forward, a public hearing would be held and request the Select Board include on ballot for town vote. Liz Emerson said the provisions would not apply to an existing mobile home but would apply to new, replacement or moving a mobile home to a new location. She will research the difference in valuation between a 5-and 10-year-old mobile home. Alissa Bascom asked how often the building code is updated. Liz Emerson stated it appears New Hampshire updated the building code every 5-10 years. The zoning ordinances changes for mobile homes parks has not been completed. The change in amendments will be completed before the first public hearing in November.

Master Plan Subcommittee: Review Economic Development, Education, Recreational Resources and Regional Concerns – Liz Emerson said she had received a list of corrections to the Master Plan from Sharon Francis and will make those changes. Continuing, Liz Emerson said she believed the Master Plan task force agreed to change the Job Growth section (two paragraphs and chart will be removed) as it does not pertain specifically to Charlestown. Sharon Francis said she believed Charlestown's Economic Development section was the most important chapter as Charlestown must have more economic growth. Specifically, under Economic Development Recommendations 2. c., trimming of trees, getting rid of shrubbery - there is a tree committee if trees need to be trimmed. Consideration should be given as the trees have been donated over the last 50 years as a memorial or in honor of a person. She recommended deleting this section. Also, under e. (same section) Sharon Francis said residents can want something that may not be economically viable. She was not sure it was the Town's role to mediate for a local business. Jeremy Wood said it was more about advocating for local business to take care of our own citizens and businesses. Sharon Francis continued, in 7. d – the Board may want to be specific if there was a conflict

as the zoning ordinances and regulations have gone through the Town attorney. Her suggestion was to delete this section and refer to the Land Use Chapter. Jeremy Wood said depending on the district, the zoning ordinance said a, b, c but when coming before the Planning Board if someone on the board did not like the way it looks, even though it met all the criteria, it may not pass. He felt there was a difference between black and white and what someone thinks.

Sharon Francis said there was a lot of land available and designated for commercial and industrial use. She recommended everyone look at existing zones asking if there is good coverage or was there more coverage needed. Were more residential exclusive zones needed?

Sharon Francis continued, asking if the economic development chapter should have a paragraph on CEDA Park including what CEDA's vision was for the future. Jeremy Wood said members of CEDA were on economic development task force and felt it should not be included in the plan as CEDA was not a Town entity.

Sharon Francis believed the Town needs marketing. The board discussed focusing on marketing specific zones.

Sharon Francis suggested the Board review the sign ordinance. Does the Board stand firmly behind the ordinance or do changes need to be considered?

Gabe Bailey questioned 5G testing development? Jeremy Wood explained 5G testing was to see how well 5G works in the area. 5G would attract more technological enterprises into Town. Liz Emerson said the approval of the new cell tower would be 5G capable. She asked if the wording could be changed to 'explore the options of becoming a test bed for 5G? Sharon Francis asked to include in the plan a sentence regarding computer access, broadband and 5G. Jeremy Wood explained what was present now was basic internet. Fiber upgrades the basic internet making the service faster and allowing the ability to continually expand. 5G is completely wireless making cell phone connectivity super-fast. Dr. Turner has done extensive research showing Charlestown meets the criteria for 5G. Liz Emerson will add a description of connectivity in the recommendation.

Alan Putnam said the key points under the Education chapter were for the budget committee to be recreated and review the articles of agreement as it pertains to the Fall Mountain School District. Also, he believed a realignment of the schools within Charlestown is important to place all students at either the Middle or Primary school and re-purpose the North Charlestown Building for the benefit of Charlestown was a worthwhile consideration. Generally, the Board agreed and discussed this suggestion. Liz Emerson said she would look at the specifics of the deed stating the school district owns the school and the Farwell School trustees run the school. Alissa Bascom said the school was a wide-open opportunity for Charlestown.

The Farwell School is registered on National Historic Registry and the history of the school is interesting and well worth reading

Sharon Francis asked to put a foot note on the effect of the Education Freedom Accounts (EFA), page 5. Liz Emerson said there hasn't been enough evidence to see what the effect would be. The money follows

the child so if the child leaves the district, the money goes with the child. The funds are designated for lower-income families. Sharon Francis asked to include a sentence that the effect of the EFA funds, when the provision goes into effect, are not known.

Liz Emerson turned the meeting to the Recreation chapter. She said the chapter had been reviewed multiple times re-writing sections on multiple occasions. No major discussion on this chapter.

In general, the Planning Board was surprised with the result of the August 2021 master plan survey.

The Board talked about the location of the final hearing for the Master Plan. Locations discussed were the Old Town Hall or school and making the event appealing to attract more residents.

Liz Emerson said the Regional Concerns Chapter would have some minor adjustment and additions before presentation.

Sharon Francis said in this chapter 'Serving an Aging Population'; older members have a lot of positive contributions they can make and suggested enlisting seniors to become more involved. Liz Emerson noted most of the Town's volunteers were the senior population.

Sharon Francis suggested under climate change to add, provide solar and wind power where feasible and insulate buildings against heat loss. Dick Lincourt suggested to consider renewable energy sources where available.

Alissa Bascom asked about the Great River Hydro Project contract. Jeremy Wood said the Select Board was not able to discuss the contract as it is in legal negotiation.

Sharon Francis asked about the flowage rights and getting some mitigation as part of the price of their federal lease, requesting funds for things such as the trail along the river. Jeremy Wood believes mitigation funds are a one-time payment for a specific area or project.

Jeremy Wood motioned to adjourn the meeting at 8:33 p.m., Dick Lincourt seconded motion, motioned passed unanimously.

Respectfully submitted,

Millie Barry,

Recording Secretary