

**TOWN OF CHARLESTOWN
ZONING BOARD OF ADJUSTMENT
FEBRUARY 17, 2022**

Members Present: Andy Jellie (Chair); Terri Fisk (Vice-Chair); Bob Davis; Nancy Houghton, Ex-Officio

Staff Present: Liz Emerson – Planning and Zoning Administrator

CALL TO ORDER: Terri Fisk called the meeting to order at 6:00 PM. She noted this Zoning Board has five-member slots and two alternate member slots. This meeting is being recorded.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS:
August 27, 2020 and December 3, 2020:**

Nancy Houghton moved to accept the Minutes of the ZBA meeting of August 27, 2020, as submitted. Andy Jellie seconded. With three (2) members in favor and two (2) abstaining, the Minutes were approved.

Nancy Houghton moved to accept the Minutes of the ZBA meeting of December 3, 2020, as submitted. Andy Jellie seconded. With five (4) members in favor, the Minutes were approved.

VOTING OF OFFICERS

The Board discussed nominating Andy Jellie as Chair, Terri Fisk as Vice Chair and Mathew Baran as Secretary.

Nancy Houghton moved to approve the slate of officer as discussed. Bob Davis seconded. With five (4) members in favor, the slate of officers was approved.

Case #22-01: William & Catherine Hanrahan (Owner): request a Variance from the terms of Section 8.5.6 of the Zoning Ordinance to permit the use of 2 campsites for camping with horses. The property is identified as Map 220 Lot 013 and is located at 1451 Borough Road in the Watershed Protection (D) Zoning District.

William Hanrahan is requesting a variance to use two campsites in Zone D, the Watershed Protection Area, where this is not generally an allowed use. This proposal is for a camp-with-your-horse. If the Board approves this request, it will then go before the Planning Board for Site Plan approval.

Mr. Hanrahan explained that these two sites will be located far apart on the parcel of approximately 75 acres in total. Maps showing the general area with marked trails will be

supplied to campers. The sites are carry-in/carry-out. There are no structures, lighting, or septic proposed as part of this plan. He will ask the Fire Department to come view the site for the potential of campfires.

Frank Palka, abutter to the property, noted that he was here to learn about the proposal.

Terri Fisk noted concerns regarding the fact that this parcel is located within the Watershed Protection Area. She asked if this is the proper location for this usage. The camp sites and animals may have an impact on the watershed.

It was noted that horses already exist on the property.

Terri Fisk stated that it is unclear what future owners might do on this site, if a variance is granted. She also explained that the unnecessary hardship item for this variance application, and special conditions that distinguish it from other properties, is difficult to determine. A special exception may have been better to request for this property. It is unclear what the impact will be from this proposed use to the Town's water supply.

It was noted that special exceptions are used for home occupancies. Agriculture and forestry are allowed in Zone D.

Terri Fisk asked if the Town would be responsible to ensure that the land is used properly in the future. The Planning Board will be able to include stipulations on the property, but someone will need to be available to make sure this continues.

Some of the land, 71.86 acres, is in current use, and the property does not abut the State forest. The Conservation Commission was not noticed regarding this application, as this land is not in the Conservation Commission's care.

Terri Fisk stated that she has concerns regarding the fact that there could be other uses of the property. Andy Jellie stated that he believes there could be a hardship due to the Watershed Protection Area, and this proposed use may be a good one because of that restriction.

It was noted that it would be difficult to subdivide this land because it has minimal road frontage and it is a long skinny parcel. Subdividing the property could lead to land being landlocked. There was a short discussion on limiting Mr. Hanrahan to only allow two camp sites. Mr. Hanrahan stated that he does not have an issue with a constraint limiting this property to two camping sites. Ms. Emerson stated if the commercial use was approved by the Planning Board and the use is discontinued for a year, the owner must reapply to continue the business on the property.

Andy Jellie closed discussion on this item.

Bob Davis moved to approve this Variance with the stipulation that this be limited to two campsites and only allow self-contained system campers. Nancy Houghton seconded. With five (3) members in favor, the Variance was approved.

The Board agreed to try to meet next in mid-March.

ADJOURNMENT:

Terri Fisk moved to adjourn this meeting. Nancy Houghton seconded. With five (4) members in favor, the meeting was adjourned at 6:45.

Respectfully submitted,
Kristan Patenaude, Recording Secretary

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the next ZBA meeting.)