

Town of Loudon, New Hampshire
Planning Board Public Hearing Minutes
March 21, 2024

Chair Jeff Green called the meeting to order at 7:00 PM.

Attendance: Forrest Green, Ex-Officio Jeff Miller, Chair Jeff Green, Vice Chair Danielle Bosco, Alichia Kingsbury, Stanley Prescott
Josh Pearl and Alternate Bill Taranovich were not present.

Acceptance of Minutes:

February 15, 2024, Regular Meeting Minutes –

Forrest Green made a motion to approve the Regular Meeting Minutes. Chair Jeff Green seconded the motion. Forrest Green and Chair Jeff Green were in favor of approving the minutes. All other members present abstained from voting. The motion carried.

Election of Officers:

Jeff Miller nominated Danielle Bosco for Chair. Stanley Prescott seconded the motion. Danielle Bosco accepted the nomination.

Forrest Green nominated Jeff Green for Chair. Jeff Green seconded the motion. Jeff Green accepted the nomination.

The Board voted for the Chair. All in favor of Danielle Bosco: Stanley Prescott, Alichia Kingsbury, Jeff Green, Jeff Miller. Forrest Green opposed. The majority carried. Danielle Bosco became Chair. Jeff Miller nominated Jeff Green for Vice Chair. Jeff Green declined.

Jeff Miller nominated Stanley Prescott for Vice Chair. Danielle Bosco seconded the motion. Stanley accepted the nomination. All in favor, the motion carried. Stanley Prescott became Vice Chair. The newly elected Chair and Vice Chair took their seats at the table.

Public Hearings:

New Business –

Application #24-02 Fortier – Subdivision – Map 28 Lot 12

Peter Holden from Holden Engineering was present. Applicant Herm Fortier was present. Abutters Gerry and Leslie Bergevin from 7315 Oak Hill Road were present.

Jeff Green made a motion to accept Application #24-02 as complete. Jeff Miller seconded the motion. All in favor, the motion carried.

Forrest Green made a motion that Application #24-02 did not constitute a Development of Regional Impact. Alichia Kingsbury seconded the motion. All in favor, the motion carried.

Chair Danielle Bosco opened the Public Hearing at 7:13 PM.

Peter Holden explained that Herm Fortier owns 96 acres of land. Fieldview Lane is off Oak Hill Road. The new lot (2.48 acres with 200' frontage) was being subdivided for his son. The remaining 92 acres will stay undeveloped. They were applying for waivers but all except one applied to the remaining 92 acres that was to stay undeveloped at this time. The concerns from TRC were

addressed. There were no abutter comments. Jeff Green said that he was concerned with Note 16 regarding a cistern for further restriction of subdividing and that the note was not needed. Alica Kingsbury agreed. Jeff Miller explained why the cistern requirement existed and wanted to make sure safety was addressed. Jeff Green said that there was no further way to subdivide the lot without a road. He suggested changing the language on the note from “will require” to “may require.” Abutter Therese Basterache of 7337 Oak Hill Road shared concerns about future subdivision of the land.

Vice Chair Stanley Prescott said that sheet 2 did not have dimensions for how long the new lot was to be. He said that the legend was on page 3, which was not to be recorded, and said that the legend should be on pages 1 and 2 that were to be recorded.

Chair Danielle Bosco closed the public hearing at 7:38 PM and opened Board discussion. The Board addressed the waiver requests presented for the application.

1. Existing Conditions Item 7 – to show natural & man-made features on remaining lot 12. The waiver was requested to not show natural and man-made features for the remaining undeveloped portion of lot 12. **Jeff Green made a motion to approve the waiver. Jeff Miller seconded the motion. All in favor, the motion carried.**
2. Existing Conditions Item 9 – to show two foot contours on the undeveloped portion of lot 12. The waiver was requested to not show topographic information for the remaining undeveloped portion of lot 12. **Alica Kingsbury made a motion to approve the waiver. Forrest Green seconded the motion. All in favor, the motion carried.**
3. Existing Conditions Item 10 – to show State and Federally designated wetlands on the remaining lot 12. The waiver was requested to not show the wetlands for the remainder of the undeveloped portion of lot 12. **Jeff Green made a motion to approve the waiver. Alica Kingsbury seconded the motion. All in favor, the motion carried.**
4. Existing Conditions Item 11 – to show accurate surveyed dimensions of the undeveloped portion of Lot 12. The waiver was requested to not survey the majority of the remaining lot 12 and show it based on the tax map share. **Forrest Green made a motion to approve the waiver. Jeff Miller seconded the motion. All in favor, the motion carried.**
5. Layout Plan Item 8 – to show accurate surveyed dimensions of the undeveloped portion of lot 12. The waiver was requested to not survey the majority of the remaining lot 12 and to show it based on the tax map shape. **Jeff Green made a motion to approve the waiver. Alica Kingsbury seconded the motion. All in favor, the motion carried.**
6. Layout Plan Item 12 – to show state and federally designated wetlands on the remaining lot 12. The waiver was requested to not show state and federally designated wetlands on the remaining undeveloped portion of lot 12. **Alica Kingsbury made a motion to approve the waiver. Jeff Miller seconded the motion. All in favor, the motion carried.**
7. Land Development Regulations Section 23.6.1 (c) – this section requires the width of a lot at the building setback line to not be less than the required frontage. The waiver was requested to allow a lot width of 198.30 feet at the 50’ building setback line where 200 feet was required. This would avoid moving the existing turn-around easement or moving the lot line to run through the easement. **Jeff Green made a motion to approve the waiver. Vice Chair Stanley Prescott seconded the motion. All in favor, the motion carried.**

Alicha Kingsbury made a motion to conditionally approve Application #24-02 with the following 4 conditions given that the proposal, in the opinion of the Planning Board, complies with Loudon's Zoning Ordinance and Land Development Regulations based on the plans presented and waivers granted:

- 1. Remove note #16 from the plan**
- 2. Add information for the drainage easement**
- 3. Add the legend to sheets 1 and 2**
- 4. Add a note for the new lot line**

Forrest Green seconded the motion. All in favor, the motion carried. Application #24-02 was approved.

Application #24-03 Jezierski – Subdivision – Map 22 Lot 16

Scott Frankiewicz from NH Land Consultants was present. Applicants Collen and Andrew Jezierski and Rachel and Andrew Davis were also present. Abutters David Berry of 44 Coaster Road and Elgie and Rosemary Goodwin of 175 Coaster Road were present.

Jeff Green made a motion to accept Application #24-03 as complete. Forrest Green seconded the motion. All in favor, the motion carried.

Vice Chair Stanley Prescott made a motion that Application #24-03 did not constitute a Development of Regional Impact. Jeff Miller seconded the motion. All in favor, the motion carried.

Chair Danielle Bosco opened the Public Hearing at 7:47 PM.

Scott Frankiewicz explained that they had been to the TRC on 2/29 and resubmitted the revised plans on 3/7. They were proposing to subdivide 14 acres from the 96 acre mother lot. They had surveyed the entire length of Coaster Road and surveyed 5 acres for the buildable area. There would be close to 800 feet of frontage on Coaster Road. They were also asking for waivers. They had labeled the approximate wetlands on the plans. At the TRC, Chief Blanchette had also acknowledged fire protection and note #20 was added to the plan. The Board discussed the cistern requirement and the usage of cisterns for fire suppression. Alicha Kingsbury mentioned that the note for the cistern may be overkill for this plan. Jeff Green said he was pleased with the revisions on the plan made after the TRC.

Abutter David Berry asked about future plans for the lot. Colleen Jezierski answered that there were no future plans. There was always the potential to subdivide for their son. They wanted to make the land usable for their rescue horses.

Abutter Elgie Goodwin had a concern about previous subdivisions done on the land. He questioned paving and upgrading Coaster Road with the subdivision. Jeff Green said they would be cutting down a bank for the sightline for the driveway.

Chair Danielle Bosco closed the public hearing at 8:07 PM and opened Board discussions. The Board addressed the waiver requests presented for the application.

1. Existing Conditions #7 – *natural and man-made features that are significant to the design process*. They requested a waiver from doing a complete existing conditions survey of the 96

+/- acres. **Forrest Green made a motion to approve the waiver. Alichia Kingsbury seconded the motion. All in favor, the motion carried.**

2. Existing Conditions #9 – *existing contour levels not to exceed two feet with spot elevations provided when the grade is less than 5%.* They requested a waiver from doing a complete existing conditions survey of the 96 +/- acres but have surveyed and shown 2' contours on an area of approximately 3-4 acres and the entire frontage along Coaster Road. **Alichia Kingsbury made a motion to approve the waiver. Jeff Green seconded the motion. All in favor, the motion carried.**
3. Existing Conditions #10 – *state and federally designated wetlands.* They requested a waiver from doing a complete wetland survey of the 96 +/- acres but have surveyed and shown the wetlands in an area of approximately 3-4 acres to prove out a buildable area for the proposed parcel. **Jeff Green made a motion to approve the waiver. Forrest Green seconded the motion. All in favor, the motion carried.**
4. Existing Conditions #11 – *surveyed property lines and size of the entire parcel in acres and square feet.* They requested a waiver from doing a complete boundary survey of the 96 +/- acres but have surveyed and shown the boundary for the entire frontage along Coaster Road and abutting properties. **Jeff Miller made a motion to approve the waiver. Vice Chair Stanley Prescott seconded the motion. All in favor, the motion carried.**
5. Layout Plan #8 – *the location and dimensions of all property lines to be expressed and feet and to the nearest one-hundredth of a foot.* They requested a waiver from doing a complete boundary survey of the 96 +/- acres but have surveyed and shown the boundary for the entire frontage along Coaster Road. **Jeff Green made a motion to approve the waiver. Jeff Miller seconded the motion. All in favor, the motion carried.**
6. Layout Plan #9 – *the location and width of all existing and proposed streets, rights of way, sidewalks, bike paths, easements, alleys, and other public ways; all lots must have proper frontage and width to depth ratio.* They requested a waiver from doing a complete boundary survey of the 96 +/- acres but have surveyed and shown the boundary for the entire frontage along Coaster Road. **Alichia Kingsbury made a motion to approve the waiver. Jeff Green seconded the motion. All in favor, the motion carried.**
7. Layout Plan #10 – *the location, dimensions, and areas of all proposed lots, of proposed driveways, and development envelopes shall be provided; all applicable boundary setbacks shall be provided.* They requested a waiver from doing a complete boundary survey of the 96 +/- acres but have surveyed and shown the boundary for the entire frontage along Coaster Road. **Forrest Green made a motion to approve the waiver. Alichia Kingsbury seconded the motion. All in favor, the motion carried.**
8. Layout Plan #11 – *the location of all test pits for each lot.* They requested a waiver from doing a test pit on the existing parcel. **Jeff Green made a motion to approve the waiver. Vice Chair Stanley Prescott seconded the motion. All in favor, the motion carried.**
9. Layout Plan #12 – *state and federal wetland information or the site, including the total area of wetlands proposed to be filled.* They requested a waiver from doing a complete wetland survey of the 96 +/- acres but have surveyed and shown the wetlands in an area of approximately 3-4 acres to prove out a buildable area for the proposed parcel. **Alichia**

Kingsbury made a motion to approve the waiver. Jeff Miller seconded the motion. All in favor, the motion carried.

Forrest Green made a motion to conditionally approve application #24-03 with the following condition given that the proposal, in the opinion of the Planning Board, complies with Loudon's Zoning Ordinance and Land Development Regulations based on the plans presented and waivers granted:

- 1. Remove Note #20 from all plans.**

Alicha Kingsbury seconded the motion. All in favor, the motion carried. Application #24-03 was approved.

Application #24-04 Central NH Trailers & Equipment – Site Plan – Map 60 Lots 27/66

Jon Rokeh from Rokeh Consulting was present. Reid Lanpher, owner of NH 612 LLC, was present. Abutter Robert Raymond of 108 Mudgett Hill Road was present.

Jeff Green made a motion to accept Application #24-04 as complete. Vice Chair Stanley Prescott seconded the motion. All in favor, the motion carried.

Vice Chair Stanley Prescott made a motion that Application #24-04 did not constitute a Development of Regional Impact. Jeff Green seconded the motion. All in favor, the motion carried.

Chair Danielle Bosco opened the public hearing at 8:20 PM. Jon Rokeh explained that this project encompassed 2 lots owned by NH 612 LLC. The lots had been used for storage over the years and the plan moving forward was to continue to use them for storage. There was no proposal for any type of new construction or utilities. They planned to use the gravel lot as it currently exists. There are 2 driveways to be used for each separate lot. The bigger items will be on lot 60-27 and the smaller items will be on lot 60-66. They did a full survey of the site and had the wetlands delineated. Abutter Robert Raymond asked whether the 60' buffer zone to the residential property will be left. Reid Lanpher said that there was no intention to clear the 60' buffer. Jeff Miller clarified that the 60' no cut buffer was required per zoning. Jeff Green said that the buffer next to lot 55 needs to show the 60' buffer. Forrest Green said that both wetland buffers say 75' and one should show the 25' no cut buffer. Chair Danielle Bosco asked how far the fence was located from the road. Jon Rokeh answered that the fence was just inside the property line. Jeff Green said that the fence needed an exact location and measurement. Forrest Green was concerned about the boundary line in the center of the properties. Jon Rokeh answered that the plan was to use the lots separately and not cross the property line. Forrest Green said that the 30' front setback should be shown and any reduction in the front setback would need zoning approval. Jeff Green said that the lot calculations for coverage need to be recalculated if the lots are being used separately. He suggested a site walk of the lot considering that the applicant has done work to the site. Reid Lanpher answered that the only work they have done is to regrade uneven ground in the back. Jeff Green said that doing a site walk would be best to see what is being done on the lot and the plans for the future. He also recommended considering landscaping. He said the Board has the right to request screening.

Reid Lanpher said that there was some urgency as a business and would like to see the plans considered at the meeting that night. He just wants to use lots 60-27 and 60-66 for parking. Alicha Kingsbury said that the lot is in better condition now than it was 20 years ago. She did not see the

need for landscaping and thought the applicant should put his money where it would be better utilized. Jeff Green questioned how long the lot was going to be used for as storage. He said landscaping was important. He had a concern about what is shown or not shown on the property. He is concerned that gravel from the lots was being moved off site. Reid Lanpher said that his concern was that the previous chair was visiting his site uninvited.

Jeff Green made a motion to continue Application #24-04 to a site walk. Forrest Green seconded the motion. Those in favor included Vice Chair Stanley Prescott, Jeff Green, and Forrest Green. Those opposed included Chair Danielle Bosco, Alica Kingsbury, and Jeff Miller.

Vice Chair Stanley Prescott said that 2 lots were being discussed with the site plan. They could not cross the center. The usable lot area of 60-66 was not shown on the plan. He recommended considering a lot merger. He said that Mudgett Hill Road should be shown as a road on the plans. Jeff Green had a concern about the snow storage location. Forrest Green recommended an apron in front of the gate for trucks to pull off and unlock the gate to avoid safety issues coming from 106.

The Board took a recess from 8:56 PM to 9:09 PM. Chair Danielle Bosco introduced an article from NHMA saying that “a motion receives a tie vote fails.” The motion for the site walk failed.

Jon Rokeh said that a lot merger could be done. Jeff Green said that the plans would need to be revised to reflect the merger. Reid Lanpher asked whether the lots could be used for storage temporarily until they returned to the Board next month. Jeff Green said that the applicant was not allowed to change the site while an application was before the Board. Jeff Green said that he had received complaints that work was being done on the site. He said that inconsistencies on the plan warrant a site walk of the property.

Forrest Green said he would like to see some sort of privacy screen on the fence to reduce visibility of the storage lot. Reid Lanpher said it would be beneficial for his business for the lot to be a display lot. He said that it was realistically feasible that when the gate was unlocked and open on the site that the public would be on the site. Forrest Green said that he thought the application was for storage and not a display. Reid Lanpher said he would like to treat the lot as a display lot moving forward.

Forrest Green said that if it is a display lot, different considerations need to be made for the public to be on site. Jeff Miller said that public access to the lot makes it no longer a storage lot. Alica Kingsbury said any changes to consider parking for the public requires different plans. Reid Lanpher said he wants to keep the gate open for access for a delivery driver going back and forth from the other business locations with a sign to restrict public access.

The Board discussed changes to the plans that needed to be considered. These included: labeling Mudgett Hill Road, labeling the 60’ setbacks on sheets 1 and 2, a calculation for the lot coverage for 60-66 minus the wetlands, a parking setback of 30’, the fence location on both plans, a clarification of the 25’ vs 75’ wetland buffer, a note that access to each lot will be by their respective driveways, that the existing conditions show the Knox box, that there will be no unloading of equipment on 106, note #5 on sheet 2 references #1 on existing conditions, note #7 for unloading and assembly, snow storage on lot 60-66, correcting the name of the business where applicable, a plan for parking trailers, and a note for the 14’ aisles to be maintained. Forrest Green said he would prefer slats in the fence over landscaping. Alica Kingsbury said that landscaping invites the public. Jeff Miller agreed that slats distinguish it as storage. Reid Lanpher said that slats were not realistic for the long-term goal.

He said he wanted to be able to store things on the site until the site plan was approved. Jeff Miller said he had a different opinion now that the lot was going to be used for display and not just storage as presented.

Forrest Green made a motion to continue Application #24-04 to the April 18 regularly scheduled Planning Board meeting. Vice Chair Stanley Prescott seconded the motion. All in favor, the motion carried.

Application #24-05 Central NH Trailers & Equipment – Site Plan – Map 61 Lot 08

Jon Rokeh from Rokeh Consulting was present. Applicant Reid Lanpher of Scribner Hill LLC was present. No abutters were present.

Alicha Kingsbury made a motion to accept Application #24-05 as complete. Jeff Miller seconded the motion. All in favor, the motion carried.

Forrest Green made a motion that Application #24-05 did not constitute a Development of Regional Impact. Jeff Miller seconded the motion. All in favor, the motion carried.

Chair Danielle Bosco opened the public hearing at 9:48 PM. Jon Rokeh explained that this location will be the location for their main dealership. There is a plan for a building that is 330' long with sales, service, and other departments. A 2nd building will be a garage/warehouse. There were 3 proposed driveways to the site. The AOT permit had been secured. They received an approval from the ZBA in September 2023 for wetland impacts, which will improve the drainage and create more greenspace. The plans do show potential future expansion that is not being discussed with the current application.

Jeff Green shared concerns about the lack of a setback on the west side of the lot. He was concerned about the ZBA approval as it did not fit into the criteria of the ordinance. Chair Danielle Bosco suggested a site walk to view the property. **Vice Chair Stanley Prescott made a motion to continue Application #24-05 to a site walk on April 1, 2024, at 6:00 PM. Forrest Green seconded the motion. All in favor, the motion carried.**

Board Discussion & Correspondence

Report of the Next ZBA Meeting:

#Z23-36 Osborne – Map 21 Lot 11 – Rehearing (continued)

#Z24-06 Hague – Map 53 Lot 7-1 – Variance (continued)

#Z24-07 NH Consistory – Map 20 Lot 100 – Special Exception

Adjournment:

Vice Chair Stanley Prescott made a motion to adjourn the meeting at 10:17 PM. Jeff Green seconded the motion. All in favor, the motion carried.

Respectfully Submitted,
Lindsey Roy
Administrative Assistant