

**TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE**

**PLANNING BOARD MINUTES  
OF DECEMBER 16, 2004**

**I. MEETING CALLED TO ORDER AT 7:00 P.M.**

**II. ATTENDANCE:**

Tom Dow, Vice Chairman; Dustin Bowles Ex-Officio, Bob Ordway, Tom Moore, Henry Huntington, Stan Prescott and alternates Clem Lyon and Jason Masse were present. Gary Tasker, Chairman was not present. Mr. Dow will act as Chairman for this meeting. Alternate Clem Lyon will be a voting member to replace Chairman Tasker.

Conservation Commission representative Colin Cabot was present.

**III. ACCEPTANCE OF MINUTES:**

November 18, 2004 Public Session – Dustin Bowles made a motion to accept the minutes, seconded by Henry Huntington. All were in favor.

**IV. OLD BUSINESS:**

1. Application # 04-13, Raymond Cummings, Subdivision, Located on Routes 106 & 129, in the C/I District. Map 21, Lot 16. The applicant requested a continuation of the application by phone. Henry Huntington made a motion to continue this hearing. Seconded by Dustin Bowles. All were in favor. This application will be heard on January 20, 2005, at 7:00 pm, at this facility. This is the only notice.
2. Application # 04-17, George & Lorraine Duprez, Subdivision, Located on Bear Hill Road, in the RR District. Map 22, Lot 32. Mr. Dow read a continuation request from the applicant. Stan Prescott made a motion to continue this hearing. Seconded by Clem Lyon. All were in favor. This application will be heard on January 20, 2005, at 7:00 pm, at this facility. This is the only notice.
3. Application # 04-24, Wilson & Sandra Smith, Subdivision, Located on Clough Hill Road, in the RR District. Map 42, Lot 9. Mr. Dow

read a continuation request from the applicant. Tom Moore made a motion to continue this hearing. Seconded by Bob Ordway. All were in favor. This application will be heard on January 20, 2005, at 7:00 pm, at this facility. This is the only notice.

**V. NEW BUSINESS:**

1. Application # 04-27, Loudon Woods Estates, Subdivision, Located on Chichester & Bee Hole Roads, in the RR District. Map 2, Lot 23. Bob Ordway stepped down from the Board for this application due to the fact that he is an abutter. Alternate Jason Masse joined the Board for this application. Abutter Linda Diskin was also present. Stan Prescott made a motion to accept this application as complete and move directly to a public hearing. Seconded by Henry Huntington. All were in favor. Joe Rokeh from Holden Engineering represented the applicant. Mr. Rokeh explained that he has septic approval for five lots and state subdivision approval. Each lot is 2+ acres in size with a remaining lot of 38+/- acres. Mr. Rokeh submitted a conceptual plan for phase two which would include a road and subdivision. Bob Ordway stated that there are landlocked lots that have access through the existing driveway and that access should be shown on the plan. Mr. Rokeh stated that a note could be added to the plan concerning the right of way. Colin Cabot stated that the Conservation Commission would want to see the wetland impact on the entire property not just phase one. Dustin Bowles asked if there is a 1 ½ acre buildable area on lot 3. Mr. Rokeh said there absolutely is. Mr. Dow asked if there were any questions and/or comments from the public. There was none. This hearing was closed to the public and opened to the Board only. Mr. Bowles asked if a site walk could be scheduled. The Board concurred and the site walk is scheduled for Saturday, December 18, 2004 at 8:30 am. Mr. Dow noted that the owner of record needs to be changed on the plan to reflect the new property owner. Mr. Bowles asked that the calculations of the 1 ½ acre buildable area be shown. Henry Huntington made a motion to continue this hearing. Seconded by Tom Moore. All were in favor. This application will be heard on January 20, 2005, at 7:00 pm, at this facility. This is the only notice.

Mr. Ordway re-joined the Board.

2. Application # 04-28, Stephen J. LeClerc, Change of Use, Located on S. Village Road, in the Village District. Map 20, Lot 38. No

abutters were present. Tom Moore made a motion to accept this application as complete and move directly to a public hearing. Seconded by Clem Lyon. All were in favor. Mr. LeClerc explained that he was in last month for a discussion with the Board and nothing has changed since then. The Board had asked for a sketch of the property and that has been submitted. Tom Dow asked about the parking. Mr. LeClerc stated that the parking is shown on the plan and that most of the tenants will be out during the day when the shop is open so parking should not be a problem. Mr. Dow asked about daily traffic. Mr. LeClerc said about 12-15 cars per day. Tom Moore asked if there would be a fenced in area in the yard. Mr. LeClerc said there will not be, the dogs will be inside only. Mr. Dow asked if there were any questions and/or comments from the public. There was none. This hearing was closed to the public and opened to the Board only. Mr. Dow stated that the applicant has received an approval from the Zoning Board for this use. Bob Ordway asked if there are any concerns for the septic. Mr. LeClerc stated that there is not since this shop will replace a two bedroom apartment. Dustin Bowles said that an abutter approached him and asked for a fence between the properties so that clients for this shop won't be parking in his business parking. Mr. LeClerc said that customers may do it accidentally at first but that they will be told where they should be parking and he doesn't think it will be a problem. Mr. Bowles said it appears to be a legitimate concern and if it becomes a problem it will have to be addressed by the property owners. Bob Ordway suggested that the Real Estate office could put up a sign stating that their parking is for their clients only. Dustin Bowles made a motion to approve this change of use. Clem Lyon suggested a review in one year because of noise. Tom Dow suggested that the compliance officer be made aware of this change of use and if there is a problem he could send the applicant back to the Board. The Board concurred with Mr. Dow. Tom Moore seconded the motion to approve. All were in favor.

## **VI. BOARD DISCUSSIONS:**

1. Wayne Thistle – Mr. Dow explained that Mr. Thistle had the same issue with his subdivision as the Wellington Property subdivision a couple of months ago. Mr. Dow wanted the Board to be aware that he told Mr. Thistle that he could put the note on his approved subdivision stating that no lots would be sold until the road bond is in place. This will allow Mr. Thistle to get on the building permit list.
2. Zoning Ordinance – A public hearing is scheduled for Wednesday, January 5, 2005 at 6:30 for amendments and petitions.

3. Report of the Zoning Board of Adjustment: - Brenda Pearl reported that there are two discussions on the agenda. Tim Cayer to discuss auto sales on N. Village Road and John Pulica to discuss a home business on Loudon Ridge Road.
4. Report of the Board of Permit: - Tom Dow reported that the Board of Permit was canceled, there was nothing on the agenda.
5. Conservation Commission: - Colin Cabot stated that Marcia and Jay Gagne attended a conservation commission meeting to discuss a subdivision on Youngs Hill Road. The Conservation Commission looked at the couple of conceptual subdivisions and thought the cluster looked most promising for protecting the wetlands. Mr. Cabot suggested a site walk with the Planning Board, Zoning Board and Conservation Commission. The Board discussed it and decided that it is probably too early for a site walk. Roads and wetlands should be flagged before a site walk. Mr. Cabot will inform the Board when it is ready for a site walk.

**VII. ADJOURNMENT:**

A motion to adjourn was made by Tom Moore at 8:22 p.m., seconded by Dustin Bowles. All were in favor.

Respectfully submitted,

Brenda M. Pearl  
Secretary