

**TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE**

**PLANNING BOARD MINUTES  
OF FEBRUARY 17, 2005**

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

**II. ATTENDANCE:**

Gary Tasker, Chairman; 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.

Conservation Commission representatives Dan Geiger and Colin Cabot were present.

Selectmen Roger Maxfield was present.

Fire Department representative Deputy Chief Rodney Phillips was present.

**III. ACCEPTANCE OF MINUTES:**

January 20, 2004 Public Session – Bob Ordway made a motion to accept the minutes with four changes. 1) on page 8, change “Mr. Rokeh” to “Mr. Bernier” in four places 2) on page 8, line 2 add “stating this is based on how Mr. Huntington makes decisions as a Planning Board member.” 3) on page 9, line 41 change “County” to “Valley” 4) on page 10, line 12 change “river” to “Pine Island Brook”. Seconded by Dustin Bowles. All were in favor.

**IV. DISCUSSIONS:**

1. Roger Maxfield - Mr. Maxfield presented the plans for a Veterans Memorial project as a courtesy for the Board to review and comment on. Mr. Maxfield stated he has presented this to the Selectmen, and they approve 2 to 1; One Selectman has an issue with relocation of a monument. Mr. Maxfield stated he has presented to the Library Trustees, and they fully support it. David Bowles, Commander of Veterans of Foreign Wars Post 4405 and Jim Timmins, Commander of the American Legion Post 88, came prepared to state their members fully support this project. Mr. Maxfield stated that the VFW Post 4405 will fund the project, estimated between \$30,000 to \$40,000, and have already spent \$10,000 on a new granite stone base and the cost of design plans produced by a landscape architect. Mr. Maxfield stated a WWI granite stone Memorial and a wooden Memorial to WWII, Korea and Vietnam are currently in place in front of the original entrance to the library. Mr. Maxfield also described the triangle at the intersection of Village Road and Route 129;

There is a Memorial to Veterans of all wars and they plan to relocate this to an area on the Southwest corner of the library grounds. Mr. Maxfield stated they also plan to relocate the WWI Memorial to the Southwest corner and replace the wooden Memorial with a granite stone Memorial. Four granite benches, landscaping, and a brick walkway would connect the back entrance of the library to the new Memorial space. Mr. Maxfield stated an amphitheater with granite benches is planned at the entrance to the future children's library. Mr. Maxfield stated John Rice will be doing the construction and they plan to start this Spring. Gary Tasker stated the plans look nice and that by relocating the Memorial in the triangle, it will help the Village Committee's recommendation to fix that intersection. Bob Ordway inquired if the new Memorial stone would be the same style as the WWI Memorial. Mr. Maxfield stated the Memorial will be laser inscribed with the same design style and lettering, WWII names will be on the front of the stone and Korea, Vietnam, Desert Storm, etcetera will be on the back of the stone. Mr. Maxfield thanked the Board for their time.

2. Ora George – Brookside Mall Parking Lot expansion. Matthew Moore represented Mr. George. Mr. Moore explained they are proposing to expand the back of the parking lot by 44 spaces, disturbing 20,000 sq.ft. including 7,270 sq.ft. of wetlands. Mr. Moore stated they have spoken with Julie Robinson at the Conservation Commission and she advised them to consult with DES. Mr. Moore stated the expansion is needed because parking is insufficient and safety is an issue since cars block the fire lanes and tractor trailers park on the shoulder of Route 106. Mr. Moore stated they plan to screen the fence line with vegetation and will seek Zoning Board Approval for parking setbacks. Gary Tasker stated the Zoning Board will need to approve the setbacks, screening material of a decent size will need to be used along the fence and the pavement/building to green space ratio will need to be acceptable. Dustin Bowles pointed out that large trucks currently park along the side of the mall and in the future the Fire Department will not allow that; The new plan does not seem to accommodate these trucks. Dan Geiger mentioned the Conservation Commission will like to look at the plan when the application comes in. Michael Harris from the audience stated that this mall may have reached it's saturation point and that the Board should look at the long term considerations of the town. Ora George added that this mall is a great service to the town and almost everybody eats here, the next closest place to eat is Concord.
3. Web Stout – Mr. Stout from FWS Land Surveying represented Lorraine Duprez on her approved Bear Hill subdivision. Mr. Stout explained the Board granted conditional approval on the subdivision last month. One of the conditions stated a note be put on the plan excluding the sale of any lot until a security bond for the road is placed with the town. Mr. Stout stated they would like to exclude lot 32 with the existing house from this

note. Dustin Bowles stated the Board has previously discussed this issue and decided not to exclude any lots from the note. Tom Dow stated he felt if the Board is trying to set a precedent we should protect the land owners. Gary Tasker asked how far out on Bear Hill Road the driveway for the front lot was and how far the Town has improved the road. Mr. Stout stated the Town has improved the intersection just short of where the driveway exits. Mr. Tasker read a note from the owners explaining their financial hardship with the subdivision. Mr. Stout explained the Duprez's will not be upgrading the road themselves and are looking to sell off the subdivision. Mr. Bowles asked if the owners have received their wetland permit yet so they could record the plat. Mr. Stout responded no. Mr. Tasker added that even if the Board approved this, the owners could not sell by March 9 because they do not have a permit yet. The Board discussed this issue. Mr. Stout stated the Duprez will come back when the original plan is revised and subdivide the one lot off.

4. Dan Aversa – Mr. Aversa came in to discuss his approved Wellington Properties subdivision. Mr. Aversa stated he has started to draft up a letter of credit with the bank to post his road bond. The Board of Permit sent Mr. Aversa to the Planning Board to discuss the length of time the letter of credit will be in force for, and to discuss the plans for building the road. Mr. Aversa stated he is planning a two phase project. Phase one will go to the end of lot 4 and be completed in 2005, phase two will be completed by September 2006. Rodney Phillips asked how the road ends at phase one. Mr. Aversa stated phase one will end in a hammerhead with a cistern at the end. Dustin Bowles stated that phase one will have to be completed before lot 2 can be issued a permit. Gary Tasker stated the Planning Board and Fire Department would like to review a copy of the two phase plan.

## V. DESIGN REVIEW:

1. Application # 05-03, Land of Moser & Duprey – Major Subdivision, Located on Currier and Clough Hill Roads, in the RR district. Map 42, Lot 7. Abutters Richard & Wanda Follansbee, David & Cheryl King, Joe Croteau, Stephen Bell, Jeffry & Ann Marie Paquin, Joe Brown, Rory Kingsbury, Bruce Cooper, Jim Fontaine, Donald & Geraldine Vance, John Lafirira, Rebecca Kirsch and David Girard were present. Also present were Matt Benton, Richard & Gaye Holt, Carl & Christine Demers, Bill Vanderwoude, Joe Neal, Mary Boucher, and Judith & Peter Barry. Alvin R. Davis III represented the applicants. Mr. Davis stated the 158 acre, 32 lot, open space subdivision follows Zoning Board Ordinances and Planning Board Ordinances. Mr. Davis stated the lot has access on Currier Road and a right of way on Clough Hill Road. They have meet with a road designer and the design has changed a little from the original plan. Mr. Davis stated the lots will be built by one company. Mr. Davis stated the

applicants are requesting several waivers. Mr. Tasker read the first waiver requesting approval for the whole subdivision, rather than 5 lots at a time. Mr. Tasker read the second waiver stating tangent sections of road cannot exceed 400ft. Mr. Davis stated with the new design this waiver would not be needed. Mr. Tasker read the third waiver stating dead end streets cannot exceed 1000ft. Mr. Tasker read the fourth waiver pertaining to street grades, stating the applicant was asking for some 8%, 9%, and 10% grades. Mr. Tasker read the fifth waiver requesting the scale be greater than 1"=50' on the plan. Mr. Davis stated this was to reduce the amount of paper needed for the plan. Mr. Tasker read the sixth waiver asking to limit topo's to the useable areas only. Mr. Tasker read the seventh waiver to waiver storm water management requirements. Mr. Tasker read the eighth waiver concerning lot configurations. Mr. Davis explained this waiver pertained to some lots along the property boarder and lots hugging the road. Mr. Tasker read the ninth waiver concerning the 1.5 buildable acre requirements per lot. Mr. Davis explained each lot can hold a septic and well. Mr. Tasker read the tenth waiver regarding setback regulations of 150' buffer. Mr. Davis explained they would like to decrease the buffer to 50' and put a 100' no disturb zone into the property deeds. Mr. Tasker asked if there were any questions or comments from the public. Michael Harris stated the Board has the authority to regulate premature development and can mandate road improvements by the developer. Mr. Davis commented that the Board now had an impact fee. Tom Dow stated the Board can require road improvements even with impact fees. Matt Benton stated that Currier Road is a State Scenic Road. Wanda Follansbee stated she lives on Currier Road and there are approximately 35 houses on the road now, this development would double that number. Ms. Follansbee stated she felt the developer was saving money by only exiting to Currier Road and this development would decrease the quality of life on Currier Road. Ms. Follansbee stated that Currier Road is narrow at areas where only one car can pass at a time and there are at least five blind corners. Ms. Follansbee stated many people walk Currier Road and she is asking the Board to take care of Currier Road residents. She stated she is not asking the Board to improve Currier Road and would like to see copies of the waiver requests. David King stated if the road was upgraded he would have to move his well, which is 9' from the road center. Mr. King added the water drains from the other side of the street to his property and into his culvert and that the area floods several times per year. Joe Brown stated he has lived on the road for 50 years and the Town does not clean the road; 32 more homes would make the road completely different. Mr. Brown stated the development should exit on Clough Hill Road. Rebecca Kirsch added her bedroom window will look on to the proposed road entrance with no visual buffer and that the noise from the plant down the road carries up to her backyard, if the trees were cut down for a development there would be no noise buffer. Gaye Holt asked the Board when Open Space Developments were added to the Land Development

Regulations and what the lot frontage requirements were for Currier Road. Mr. Tasker stated Open Space Development has been in the regulations for some time and that lot frontage is 200ft. Ms. Holt stated Currier Road has 21 houses and this development represents a 135% increase. Ms. Holt stated the present 21 houses preserve more land than these 32 houses would and that cluster homes are found in city areas where space is limited. Ms. Holt stated she would like to see the rural area preserved. Ann Marie Paquin stated that Currier Road has been a safe place for her to ride horses. John Lafirira stated he strongly opposes this development. Stephen Bell stated he lives on Clough Hill Road and that road is not designed to handle the increased traffic either. Judith Berry stated she felt the Town has a growth ordinance to limit the amount of development for the preceding reasons mentioned. Arnold Vance stated his back yard floods regularly and this water goes down to where the proposed houses will be. Bill Vanderwoude asked the Board what the minimum width requirement for a town road is. Dustin Bowles stated 50ft. wide. Mr. Tasker stated the Town had given Mr. Davis quite a bit of input and asked the Board if they had any questions or comments. Mr. Dow asked what the slopes on the property are. Mr. Davis replied nothing greater than 20-25%. Mr. Tasker stated he was not sure if this was premature development for Currier Road and that he does not like to grant too many waivers on a project of this size. Mr. Dow stated the Board should look at improving all of Currier Road and that he would like engineering plans from the applicant for both ways on Currier Road. Stan Prescott stated the Board needs to see a lot more wetland studies and should take a site walk. Henry Huntington commented he would like to see plans as a standard subdivision as well. Mr. Bowles agreed. Bob Ordway added the applicant should do a traffic study on Currier Road and Clough Hill Road. Mr. Tasker stated the Board will research premature development. Mr. Davis asked if premature development was a tool used to stop development. Mr. Ordway stated it was not a tool but a matter of practicality, what the situation is ready for. Dan Geiger stated a site walk would be needed as well as one high intensity testing or NRCS. Stan Prescott made a motion to continue this hearing. Seconded by Bob Ordway. All were in favor. This application will be heard on March 17, 2005, at 7:00 pm, at this facility. This is the only notice. Ms. Holt noted that March 17 was also the night of the Merrimack Valley School District budget hearing. Mr. Tasker stated that the School District might have to move their meeting date; the Planning Board is always the third Thursday of every month.

## **VI. OLD BUSINESS:**

1. Application # 04-13, Raymond Cummings, Subdivision, Located on Routes 106 and 129, in the C/I district. Map 21, Lot 16. Gary Tasker read

a continuance request by the applicant. Dustin Bowles made a motion to decline the continuance. Seconded by Henry Huntington. All were in favor.

Bob Ordway stepped down from the Board. Alternate Jason Masse joined the Board.

2. Application # 04-27, Loudon Woods Estates, Major Subdivision, Located on Chichester and Bee Hole Road, in the RR District. Map 2, Lot 23. Abutter Bob Ordway was present. John Rokeh from Holden Engineering represented the applicant. Mr. Rokeh stated that the owner's name has been changed on the plan, a dredge & fill application has been filed and they have walked the site with the Board and Conservation Commission. Gary Tasker asked if the easement on the corner of Bee Hole Road and Chichester Road has been increased. Mr. Rokeh stated it is a large easement. Mr. Tasker stated the applicant needs to make sure the Town has sufficient area to improve the intersection. Stan Prescott proposed the plan read slope and drainage easements as necessary. Mr. Rokeh stated they would add to the entire length of the road, up to the new road, half the front setback plus 10ft. as a slope and drainage easement on the final mylar. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Mr. Tasker asked if the existing right of way has been noted on the plan. Mr. Rokeh replied note #9, agreed to by the abutters, addresses this. Mr. Rokeh stated they are still waiting for subdivision approval on lot #3, a wetland permit, and will add the easement note to the plan. Henry Huntington made a motion to continue this hearing. Seconded by Dustin Bowles. All were in favor. This application will be heard on March 17, 2005, at 7:00 pm, at this facility. This is the only notice.

Bob Ordway rejoined the Board. Alternate Jason Masse stepped down from the Board.

3. Application # 04-29, New England Flower Farms, LLC, Site Development, Located on Pleasant Street, in the RR District. Map 6, Lot 3. Gary Tasker read a continuation request by the applicant. Dustin Bowles made a motion to continue this hearing. Seconded by Stan Prescott. All were in favor. This application will be heard on March 17, 2005, at 7:00 pm, at this facility. This is the only notice.

## **VII. NEW BUSINESS:**

1. Application # 05-04, Jeffrey Green, Lot Line Adjustment, Located on Bumfagon Road, in the AFP District. Map 53, Lots 18 and 21. Abutter Kevin O'Leary was present. Henry Huntington made a motion to accept this application as complete and move directly to a public hearing. Seconded by Dustin Bowles. All were in favor. Mr. Green described the lot line adjustment and that it is an equal area swap. Mr. Tasker asked if

there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Tom Dow stated that see note #7 should read see note #8 on the plan. Henry Huntington asked what the reason for the swap was. Mr. Green stated when the property lines were measured to sell the lot, he realized his gravel area actually sits on lot 21. Stan Prescott asked how much frontage lot 18 has. Mr. Green stated 250ft. on one side and 161ft. on the other, a total of 411ft. after the adjustment. Tom Dow made a motion to approve the application with the condition note #7 be changed to note #8. Seconded by Tom Moore. All were in favor.

2. Application # 05-05, Fillmore Industries Phase 1 - Section 3, Major Subdivision, Located on International Drive, in the C/I District. Map 50, Lot 1. No abutters were present. Raymond Shea from Sandford Surveying represented the applicant. Mr. Tasker stated the applicant still needs state subdivision approval. Mr. Shea described the 30 acre parcel of land located at the end of International Drive. Mr. Shea stated they propose a 600' new road off of International Drive to three lots, two 2.5 acre lots and one 23 acre lot. Mr. Tasker stated the Town Engineer has already started reviewing the road. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Rodney Phillips stated he would like to see a water line extended to the end of the cul-de-sac, other than that the plan looks good. Stan Prescott asked if the future expansion would impact the wetlands. Mr. Shea stated in the future there will be development near the wetland area. Mr. Prescott asked if a site walk could be scheduled. The Board concurred and the site walk is scheduled for Saturday, March 5, 2005 at 8am. Dustin Bowles made a motion to continue this hearing. Seconded by Tom Moore. All were in favor. This application will be heard on March 17, 2005, at 7:00 pm, at this facility. This is the only notice.
3. Application # 05-06, B&S Realty Trust, Minor Subdivision, Located on School Street, in the RR District. Map 47, Lot 2. No abutters were present. Web Stout from FWS Land Surveying represented the applicant. Tom Moore made a motion to accept this application as complete and move directly to a public hearing. Seconded by Dustin Bowles. All were in favor. Mr. Stout re-caped last month's discussion about the front lot. Mr. Stout stated they have received state subdivision approval and are subdividing 3.2 acres off the main lot and leaving 36 acres. Rodney Phillips asked if there is proposed future subdivision on the larger lot. Mr. Stout stated he did not know. Dan Geiger asked how lot 2-1 is accessed. Mr. Stout stated there is a break in the stonewall with an existing driveway. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Stan Prescott asked what the width to length ratio on lot 2-1 was,

and if they had a waiver for that. Mr. Stout stated the lot is 2ft. short on one side and they did not have a waiver but could write one. Henry Huntington stated for the record the Board should have him write one. Mr. Prescott asked if the setback lines were on the plan. Mr. Stout pointed out where the lines were on the plan and explained the 25ft. and 50ft. notes did not accompany these lines. Mr. Tasker read the waiver request aloud. Henry Huntington made a motion to approve the waiver. Seconded by Stan Prescott. All were in favor. Tom Dow made a motion to approve the application with the condition that the note on the wetland lines be added to the plan. Seconded by Henry Huntington. All were in favor.

4. Application # 05-07, RBP Rev. Living Trust, Major Subdivision, Located on Lovejoy and Batchelder Roads, in the RR District. Map 38, Lot 24. Abutters Steven & Tracey Tierney, Scott & Barbara Anderson, John & Nancy Bush, Suzanne McNeil and John & Dolores Fosbender were present. Web Stout from FWS Land Surveying represented the applicant. Tom Dow made a motion to accept this application as complete and move directly to a public hearing. Seconded by Dustin Bowles. All were in favor. Mr. Stout described the 8 lot subdivision ending in a cul-de-sac. Mr. Stout stated the road plans have been revised to accommodate the town engineer's comments; The curve in the road will be elevated and the brush at the curve will be maintained for sight distance. Mr. Stout stated they have four waivers pertaining to the road. Scott Anderson stated he was concerned with what would happen to the wetlands on his property when the developers clear the land behind him to build. Mr. Anderson stated he is also concerned with construction equipment running on the weekends and would like a natural, visual screen between his property and the new lots. Mr. Stout stated the road will have an asphalt berm so the water will stay in the road and collect in a culvert. John Fosbender stated that water flows across the driveway on lot 24 and could a culvert be put in the driveway to keep water from backing up onto our property. Mr. Tasker stated a note could be put on the plan and the town road agent would handle issuing a driveway permit for that lot. Suzanne McNeil asked if any more trees will be cut down on lot 24. Russell Pearl stated no. John Bush stated he would like to see some screening behind his property and was concerned with the recent placement of pins by the surveyors. Mr. Stout stated the monuments from the original subdivision in the 70's have not been moved, only new pins have been placed. Mr. Stout stated all the original lots have been resurveyed from the deeds on record; The bearings have changed to a more accurate position and nobody's deed has been changed. Mr. Stout described current surveying procedures. Mr. Anderson asked what would happen on lot 24-2 if the builders put in a basement, hit water and require a sump-pump; Where would the water go? Mr. Stout stated the water would be absorbed into the surface soil. Mr. Tasker asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open

to the Board only. Mr. Tasker read the first waiver request concerning the length of dead end streets. Bob Ordway made a motion to approve the waiver. Seconded by Dustin Bowles. All were in favor. Mr. Tasker read the second waiver request concerning the radius of the curve in the road. Tom Moore asked Mr. Stout to explain super elevated. Discussion ensued. Mr. Moore stated the highway department will have to keep evening maintenance up on that corner when day water freezes at night. Henry Huntington made a motion to approve the waiver. Seconded by Dustin Bowles. All were in favor. Mr. Tasker read the third waiver request concerning the wetland buffers at two places in the proposed road. Mr. Stout stated a treatment swell for water runoff enters in about 40ft. to the 75ft. wetland buffer. Tom Dow made a motion to approve the waiver. Seconded by Bob Ordway. All were in favor. Mr. Tasker read the fourth waiver request concerning the length of tangent section in the road. Bob Ordway made a motion to approve the waiver. Seconded by Dustin Bowles. All were in favor. Mr. Stout stated they are waiting to hear back from the town engineer concerning the new road design, and have resubmitted for state subdivision approval with the new lot numbers. Mr. Tasker asked the Board to schedule a site walk. Mr. Huntington stated the long driveway on Lot 24 should be looked at during the site walk. The site walk is scheduled for Saturday, February 26, 2005 at 8am. Henry Huntington made a motion to continue this hearing. Seconded by Dustin Bowles. All were in favor. This application will be heard on March 17, 2005, at 7:00 pm, at this facility. This is the only notice.

#### **VIII. BOARD DISCUSSIONS:**

1. Report of the Zoning Board of Adjustment: - Tammy Davis reported that the Board has three public hearings. John Pulica on Loudon Ridge Road has applied for a major home occupation. Dustin Bowles on Flagg Road has applied for a front reduced setback. Michael Minery on Route 129 has applied for a major home occupation.
2. Report of the Board of Permit: - Tom Dow reported that the Board discussed Dan Aversa's Wellington Properties letter of credit for a road bond.

#### **IX. ADJOURNMENT:**

A motion to adjourn was made by Tom Dow at 11:00 pm, seconded by Dustin Bowles. All were in favor.

Respectfully submitted,

Tammy Davis  
Secretary

Due to a scheduling conflict the March 17, 2005 Planning Board meeting has been moved to Wednesday, March 16, 2005 at 7pm in the Loudon Community Building, 29 S. Village Road.