

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE

PLANNING BOARD MINUTES  
OF MAY 18, 2006

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

II. ATTENDANCE:

Tom Dow, Chairman; Henry Huntington, Tom Moore, Bob Ordway, Dustin Bowles, Ex-Officio and alternate Jason Masse were present. Gary Tasker and Stanley Prescott, Vice Chairman were not present.

Conservation Commission representatives Julie Robinson and Jessica Storey were present.

III. ACCEPTANCE OF MINUTES:

April 20, 2006 Public Hearing. Bob Ordway made a motion to accept the minutes. Seconded by Henry Huntington. All were in favor.

April 27, 2006 Site walk. Dustin Bowles made a motion to accept the minutes. Seconded by Tom Moore. All were in favor.

May 1, 2006 Work Session. Henry Huntington made a motion to accept the minutes. Seconded by Tom Dow. All were in favor.

IV. DISCUSSIONS:

1. Shae Gaboriault and Matt Alosa – Ms. Gaboriault explained that they would like to enclose the back of the Boar's Tavern with a fence, replace a window with a door for outside access and with this Board and the liquor commissions approvals serve alcohol outside during daylight hours. Jason Masse asked how large the fenced area would be. Mr. Alosa stated that it would be approximately 35' x 45' with about ½ dozen tables. Mr. Alosa also stated that there would be no electricity, lights, tents, roofs, etc. Selectmen Bowles asked if there would be music outside. Mr. Alosa stated that there would not be. Chairman Dow stated that the Board needs a complete site plan application, abutters need to

be notified and the Board will want the Fire and Police Department to review the plan.

2. Debra Rattee - Lot Line Adjustment, Located on School Street & Rainbow Drive, in the RR District. Map 46, Lot 39 & Map 47, Lot 1. Mark Chamberlain stated that he represents the applicant. Chairman Dow stated that this is about an approval that was given last month for a lot line adjustment. Bob Ordway stated that after rereading the minutes it appeared that the Board approved this lot line adjustment thinking there was a building permit on the lot and it turns out there is not one. Chairman Dow stated that accessory buildings are not allowed on lots without a residence, the Board just wanted to be careful, keep things in order and stay with the procedures that they have been done in the past. Bob Ordway made a motion to amend the lot line adjustment approval on April 20, 2006 to include the requirement that the recording of the approval await a completed application by the applicant for a building permit on the lot with the accessory building on it. Seconded by Henry Huntington. In favor: Tom Moore, Bob Ordway and Henry Huntington, opposed: Dustin Bowles and Jason Masse. Majority rules, motion carries.
3. Application # 06-14, DRED, Major Site Development, Located on Tower Road, in the RR District. Map 37, Lot 1. Jim Kowalik from the NH State Police Communications Maintenance at the Department of Safety stated that this is a follow-up to last month's discussion with the Board. The Board had asked for a couple of things including notification of abutters, photos of the existing tower and depiction of the new tower (both submitted). Mr. Kowalik stated that since the last meeting they have met with the NH Department of Historical Resources and have a tentative approval. Mr. Dow explained that this is an informal discussion with information being shared and that no formal approval would be given. There was discussion about Tower Road. Mr. Kowalik stated that they would be fixing it up and they would communicate with Road Agent Dave Rice on the entrance to Tower Road off Oak Hill Road.

V. OLD BUSINESS:

1. Application # 05-11, Wildwood Sanctuary Association, Inc. - Major Subdivision, Located on Youngs Hill Road, in the AFP District. Map 34, Lot 2. No abutters were present. Tom Dow read a continuance request from the applicant. Henry Huntington made a motion to continue this hearing. Seconded by Bob Ordway. All were in favor. This application will be heard on June 15, 2006, at 7:00 pm, at this facility. This is the only notice.
2. Application #06-05, H. Wayne Thistle, Lot Line Adjustment & Major Subdivision, Located on Young's Hill Road, in the RR District. Map 25, Lots 11 &

23. Abutter Earl Tuson was present. Web Stout from FWS Land Surveying represented the applicant. Mr. Stout explained that there were a couple of outstanding items from last months meeting. He stated that he met with Tony Puntin (see memo dated May 10, 2006) Mr. Stout stated that there is note on the plan that says that no lot will be sold except for lot #1 which has an existing building permit, until a road bond is in place. He explained to the Board that there a deed restriction on lot # 25-3 that says there will be no further subdivision on that lot. He asked the Board if they want that restriction on the plan also. Selectman Bowles stated that he thinks it would be a good idea to be on the deed and also on the plan. The Board concurred. Roy Merrill stated that he thinks the board is doing the town an injustice by approving this application with improvements on Youngs Hill Road that include a minimum road width of 18'. He stated that it should meet town requirement. Mr. Thistle stated that he will do 20, 22 or 24 feet whatever the Board asks him to do. Chairman Dow explained that they heard from the neighbors and they are concerned about their front lawns because their houses are so close to the road now. Selectman Bowles suggested the minimum road width be changed from 18' to 20'. Discussion among the Board ensued about the road width. Chairman Dow asked if there questions and/or comments from the public. There were none. This hearing was closed to the public and opened to the Board only. Dustin Bowles made a motion to approve this application with the minimum road width changed from 18' to 20' as referred to in the memo dated May 10, 2006 from the Town Engineer. Seconded by Tom Moore. All were in favor.

3. Application # 06-07, William Taranovich, Minor Subdivision, Located on Bee Hole Road, in the RR District. Map 21, Lot 23. No abutters were present. Chairman Dow stated that a site walk was held on April 27, 2006 (see site walk minutes), this application was accepted as complete on April 20, 2006, and he had expected a memo from the Fire Department. David Dolan represented the applicant. He explained that he has revised the driveway per the comments at the site walk, new plans were submitted. Julie Robinson expressed her concerns about the buildable area and the feasibility of so much of the driveway in the wetland buffer. Peter Schauer stated that he would rather see the outer edge of a buffer impacted than a wetland impacted with culverts, headwalls etc from crossing it. Ms. Robinson expressed concern about the slopes on the driveway. Selectman Bowles stated that it appears the driveway needs special exception for a reduced side setback; he also recommended that the driveway be engineered. Dan Aversa stated that he is purchasing the property and this is a driveway not a road. The Board discussed the steep slope district and whether the driveway is considered a structure and is it allowed or not in the steep slope district. Roy Merrill suggested that since there is no doubt that this needs special exception for the driveway that the applicant should check with the Zoning Board about the steep slopes. Henry Huntington asked if the driveway can be put in the buffer. Ms. Robinson stated not if stumps etc have to be

removed, - that was the intention of the buffer. Ms. Robinson stated that some of the references concerning the wetlands in the Zoning Ordinance may be wrong and she would look into that. Chairman Dow asked if there questions and/or comments from the public. There were none. This hearing was closed to the public and opened to the Board only. Tom Moore made a motion to continue this hearing. Seconded by Jason Masse. All were in favor. This application will be heard on July 20, 2006, at 7:00 pm, at this facility, so that the applicant will have time to go to the Zoning Board of Adjustment. This is the only notice.

#### VI. NEW BUSINESS:

1. Application # 06-15, Roy & Cecile Merrill, Lot Line Adjustment, Located on Goshen Drive, in the RR District. Map 39, Lots 37 & 85. Selectmen Bowles abstained from this application. Web Stout from FWS Land Surveying represented the applicant. Henry Huntington made a motion to accept this application as complete and move directly to a public hearing. Seconded by Bob Ordway. All were in favor. No abutters were present. Mr. Stout explained that there would be an even swap of land between the two lots. Mr. Ordway asked what the purpose of this lot line adjustment is. Mr. Stout stated that it will make it easier for road construction in the future, no easements would be necessary. Mr. Ordway asked Mr. Stout to clarify the indicating the new and old lot lines. Mr. Stout will make those less confusing on the final plans. Chairman Dow asked if there questions and/or comments from the public. There were none. This hearing was closed to the public and opened to the Board only. Henry Huntington made a motion to approve this application with the changes to the plan. Seconded by Bob Ordway. All were in favor.

Selectmen Bowles rejoined the Board.

2. Application # 06-16, J. Andrew & Debra L. Knowlton, Lot Line Adjustment, Located on Berry Road, in the RR District. Map 58, Lots 46 & 47. No abutters were present. Jeff Green represented the applicant. Chairman Dow stated that the application is complete to an extent - the applicant may need Zoning Board approvals first. Discussion ensued about the property lines, Berry Road, and the fact that the lot line adjustment would make a non-conforming lot smaller therefore making it more non-conforming. Selectmen Bowles suggested that the applicant see the Zoning Board of Adjustment first. Chairman Dow asked if there questions and/or comments from the public. There were none. This hearing was closed to the public and opened to the Board only. Dustin Bowles made a motion to continue this hearing. Seconded by Jason Masse. All were in favor. This application will be heard on July 20, 2006, at 7:00 pm, at this facility, so that the applicant will have time to go to the Zoning Board of Adjustment. This is the only notice.

## VII. BOARD DISCUSSIONS:

1. Letter from Town Attorney – Tom Dow asked stated that the Board has a copy of a letter from the Town Attorney in regards to Alvin Davis, Kinkade Haven subdivision. Chairman Dow stated that he would entertain a motion to amend the meeting minutes of July 21, 2005 to state that there was no 5<sup>th</sup> condition. Chairman Dow stated that he spoke to Stan Prescott and Gary Tasker. He stated that for the record, Mr. Prescott also felt that this is the appropriate course of action. Dustin Bowles made a motion to amend the Planning Board minutes of July 21, 2005, to remove the 5<sup>th</sup> condition on the approval for the Kinkade Haven subdivision. Seconded by Bob Ordway. All were in favor. Chairman Dow asked Mr. Davis if he would like to offer anything. Mr. Davis stated that he came to the Board asking them to amend the minutes and a motion to amend his generosity to donate money to the library or the van was made. He told them that he would consider that change should they act that night to amend those minutes. He said that right now there is something that says he is going to be donating to a capital reserve fund for maintenance of land; he stated that he is not going to do that. He feels he's been put through enough without an apology. Right now he makes donations to the town and it's not going to be stipulated. Chairman Dow thanked Mr. Davis and stated that he hopes that this clears the record.
2. Report of the ZBA – there are three applications on the agenda for the May 25, 2006 meeting: 1) Leppard's on Berry Road for a special exception for a reduced side setback, 2) Application for a Rehearing/Appeal filed by Roy Merrill 3) Appeal from an Administrative Decision filed by Polly Touzin and others on Berry Road.
3. Report of the Board of Permit – Tom Dow stated there were three hawkers and peddlers applications; Brookside, LYAA and Dudleys.
4. Road Procedures – The Selectmen's office requested that a paragraph be added to the "Procedure or Road Construction/Upgrade" guidelines as follows: NOTE: All new street and road names must be approved by the Selectmen. Names should not be on the subdivision plat unless or until they have been approved. Please contact the Selectmen's office for more information. The Board agreed to the change, Chairman Dow signed the "Procedure or Road Construction/Upgrade" guidelines and it will be forwarded to the Selectmen for their signature.
5. Welcome – Selectman Bowles and the rest of the Board welcomed new Secretary Donna White to the office.

VIII. ADJOURNMENT:

A motion to adjourn was made by Henry Huntington at 9:29. Seconded by Tom Moore. All were in favor.

Respectfully submitted,

Brenda M. Pearl