

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE

**COPY**

PLANNING BOARD MINUTES  
OF DECEMBER 20, 2007

**Meeting called to order at 7:00 p.m. by Chairman Tom Dow.**

**Attendance:**

Chairman Tom Dow, Tom Moore, Stan Prescott, Henry Huntington, Ex-Officio Dustin Bowles, and Alternates Bob Ordway and Jeff Green were present.

Alternate Bob Ordway was appointed to sit in the absence of member Gary Tasker and Alternate Jeff Green was appointed to sit in the absence of member Steve Jackson.

**Acceptance of Minutes:**

November 15, 2007 Public Hearing *Bob Ordway made a motion to approve the minutes; seconded by Dustin Bowles. All were in favor.*

November 15, 2007 GMO Work Session *Dustin Bowles made a motion to approve the minutes; seconded by Henry Huntington. All were in favor.*

November 26, 2007 LDR Work Session *Tom Moore made a motion to approve the minutes; seconded by Stan Prescott. All were in favor.*

December 5, 2007 GMO Work Session *Dustin Bowles made a motion to approve the minutes; seconded by Bob Ordway. All were in favor.*

**Discussions:**

Wayne Thistle – request for bond reduction Chairman Dow stated that there were two site walks (Thistle and Merullo) scheduled for December 15, 2007 but were not done because of the amount of snow.

Per the letter submitted by Mr. Thistle, he is requesting that his construction bond be reduced from \$35,000 to \$17,500. Also submitted was an estimate for June of 2008 of \$15,600 for the top coat of Thistle Hill Road. Jeff Green asked if anyone from the Board has been to the site. Dustin Bowles said that he has been there and has some concerns. He said the construction has apparently been done according to plans so it is probably too late to make any changes. Chairman Dow read a response from Mr. Puntin, town engineer, who has reviewed the project to date and feels that all is in order. Mr. Puntin said that his recommendation is to hold an additional \$3,000 for miscellaneous clean up.

Henry Huntington said that he likes 20% on top of the cost to finish the project. He said he would like to use that as a standard when considering bond reductions. Mr. Huntington said that he trusts the engineer's review and recommendation. There was discussion about how much to retain in addition to the estimated cost to finish. It was agreed to use 25% as a buffer. The Board used the estimate of \$15,600, Mr. Puntin's recommended \$3,000 for additional clean up, and 25% buffer to arrive at \$23,250, rounded to \$23,000. *Stan Prescott made a motion to reduce the bond to \$23,000; seconded by Dustin Bowles. All were in favor.*

Tony Merullo – request for bond reduction Mr. Merullo informed the Planning office that he would not be submitting a new request at this time due to the cancellation of the site walk. No action was taken.

Dan Aversa – request to change note on plans Mr. Aversa explained that he would like to remove a note on his recently approved subdivision plan for Loudon Woods Estates. He said that there are notes on Lot 12 about removing the existing house, buildings, and pool. Mr. Aversa said that there had been some discussion that they may be removed but it was never definite and now he has a buyer for the existing home.

Stan Prescott said that he looked at the plans and the A-frame is within the side setback. He said that he thinks someone misinterpreted the setback line from the 180 x 240 box lines when it was noted that the new lot would be conforming. Dustin Bowles said that he thought that the original subdivision intent was that this house was to be taken out and the lot lines were drawn accordingly. Mr. Aversa said he thought they would remove the house but now they are not going to. He said there is a metal building partially within the side setback and that will be pulled back. He said he would like to have the note removed from the plans so that they can finalize the sale of the lot and house.

Tom Moore said that a lot line adjustment would have to be done. Stan Prescott said that he thought it would be a Zoning issue. Jeff Green asked Mr. Prescott if he would be alright with leaving it if Mr. Aversa got a special exception. Mr. Prescott said that he would be, saying that it needs to meet the regulations. Dave Powelson asked if this was part of a subdivision. He was given the background of the subdivision and this lot. Mr. Powelson asked if the Planning Board would need to remove the note as well as the Zoning Board consider a special exception. Henry Huntington said the Planning Board could vote to remove the vote contingent on a special exception being granted.

Discussion continued about the best way to address the matter. Mr. Aversa was advised that his options would be a lot line adjustment or a special exception and removal of the note.

### **Conceptual Reviews:**

Minor subdivision on Rte 129 Matt Moore stated that he is representing Everett Gage. Jeff Green recused himself from the discussion. Mr. Moore explained that Mr. Gage has a little over nine acres and would like to subdivide it so that his son could have the business and house and Mr. Gage would build a new house on the second lot. He said that there is 401.1' of frontage. Mr. Moore showed a conceptual plan that would have the existing buildings on a 1 ½ acre lot. He explained that he laid it out that way in order to avoid creating an irregular lot and that the building area fits. Mr. Moore asked the Board their thoughts on allowing the 1 ½ acre lot. The Board agreed that it would be non-conforming and would not be allowed. Ned Lizotte asked why it had not been laid out as 2 acres. Mr. Moore pointed out that it would be a very irregular shape because it has to maintain the 200' width back into the lot. Stan Prescott asked if there was any way to get to the back of the area.

Mr. Moore showed a second option, noting that it would have the required frontage, 3.1 acres for the existing buildings, and a 50' strip to the back of the lot. He said that his concern with this option would be the 50' strip and the driveway being in the setbacks. The Board agreed that the applicant would have to request a special exception for the driveway from the Zoning Board. After further discussion, the Board agreed that the second option was preferable.

Jeff Green returned to the table.

### **Old Business:**

- 1. Application # 07-03, Septic Disposal Solutions**-Major Site Development, Located on Dump Road, in the C/I District. Map 40, Lot 7. Chairman Dow read a request from the

applicant to table this case until the January meeting as they do not have anything new for review at this time. There was discussion about having to re-notify abutters. ***Henry Huntington made a motion to table this application to January 17, 2008 at 7:00 p.m. at the Community Building and to have the applicant re-notify abutters; seconded by Dustin Bowles. All were in favor. There will be no further notification.***

- 2. Application # 07-04, Debra Rattee***-Major Subdivision, Located on School Street, in the RR District. Map 38, Lot 7. Chairman Dow read a request from the applicant's representative to table this application until the January meeting as they are waiting on the approval of the wetlands crossing permit for Lot 4. There was discussion about having to re-notify abutters. ***Stan Prescott made a motion to continue this application to January 17, 2008 at 7:00 p.m. at the Community Building and to have the applicant re-notify abutters; seconded by Tom Moore. All were in favor. This will be the only notification.***

**New Business:**

There was no new business.

**Board Discussion:**

There was no discussion.

**Report of the ZBA:**

Donna reported that there are two requests for building permit extensions, an application for a variance on a driveway, and an application for a special exception for a wetland crossing for a driveway.

**Report of the Board of Permit:**

Chairman Dow reported that Fire Chief Burr talked about the dry hydrant on Greenview Drive. The chief said that the water level was decreased and he is concerned about ice and that it will interfere with the flow of water. The chairman said that Chief Burr has met with Mr. Leombruno and there was no solution at the time of the Board of Permit meeting.

A board member asked about the status of the Greenview Drive situation. Dustin Bowles said that the selectmen had sent a response letter that the residents need to address their concerns to Claire Crowley.

**Adjournment:**

A motion to adjourn at 8:00 p.m. was made by Dustin Bowles; seconded by Stan Prescott. All were in favor. Immediately following the meeting, Board members began a work session for zoning amendments.

**Respectfully submitted,**

**Donna White**