

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

COPY

PLANNING BOARD MINUTES
OF JUNE 21, 2007

Meeting called to order at 7:00 PM by Chairman Tom Dow.

Attendance:

Chairman Tom Dow, Tom Moore, Vice Chairman Stanley Prescott, Gary Tasker, Steve Jackson, 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 Henry Huntington.

Bob Butler was present to represent the Conservation Commission.

Acceptance of Minutes:

May 17, 2007 Public Hearing The minutes were inadvertently omitted from the members' packet mailing so they were handed out at the meeting. ***Stan Prescott made a motion to table the minutes until the next meeting so that all members have an opportunity to review them; seconded by Steve Jackson. All were in favor.***

May 23, 2007 Site Walk-Currier Road Holdings, Currier Road Steve Jackson noted that he attended the site walk but was not listed. There was brief discussion about the status of the testing that had been requested. Donna read a letter that she sent to the owner of the property, asking for information on grass seed, fertilizer, and testing. There has been no response from the owner as of this date. Board members felt that the letter was sufficient and agreed to wait for further contact from the owner. ***Tom Moore made a motion to accept the minutes with the addition of Steve Jackson to the attendees; seconded by Gary Tasker.*** Dustin Bowles stated that he had walked the site earlier that day and agreed with the findings of the other Board members. ***All were in favor.***

June 19, 2007 Site Walk-Loudon Woods Estates-Bee Hole and Chichester Roads It was noted that the 2% slope should be -2% slope. There was brief discussion about changes being recommended to the intersection. ***Gary Tasker made a motion to accept the minutes with the correction to -2% slope; seconded by Bob Ordway. All were in favor.***

Discussions:

Tony Merullo – Mr. Merullo called the office to say that he would not be attending this evening since he has not been back to Canterbury for further discussion about his proposed subdivision at the Loudon/Canterbury line.

David Larrabee – Mr. Larrabee said that he and his neighbor, Al Jones, would like to do a minor lot line adjustment. He explained that they have a common driveway and each lot has 360 feet of frontage. Mr. Larrabee stated that they want to straighten out the back line of Mr. Jones's property, giving Mr. Jones 60 acres and Mr. Larrabee 20 acres. Mr. Larrabee asked what would be required by the Board. Tom Dow said that Mr. Larrabee would have to have the properties surveyed, make application to the Board, and have it recorded. Steve Jackson stated that Mr. Larrabee should refer to Section 14 of the Land Development Regulations. Bob Ordway said that the property has to be surveyed in order to be recorded. Mr. Larrabee asked if the Board has any questions or sees any difficulties with the proposed change. There were none.

Old Business:

- 1. Application # 07-02, Loudon Woods Estates** – Major Subdivision, Located on Chichester Road, in the RR District. Map 2, Lot 23. Bob Ordway recused himself as he is an abutter to this property. Jeff Green was appointed to sit on the Board in Mr. Ordway's absence. Owner Gary Vermette was present. Peter Holden of Holden Engineering represented the owners. He discussed the site walk done on June 19th about roadway improvement. Mr. Holden showed the 50' easements on the east side of Bee Hole and explained that he has used some of that easement to reconstruct the road. He said that the center line will be where the east side of the road is now, and he explained the profile of the proposed road change. Mr. Holden said he did not raise Chichester Road as it seemed like too much disruption to gain a little more platform. He said Bee Hole would be an 8% slope where it was 10%, and he noted that by moving the road to the east they could lower the road and it will leave the ditches and slopes on the west side. Gary Tasker asked how much would be left of the easement. Mr. Holden said it would be approximately 20 feet. The Board reviewed the new plans with the road changes.

Roy Merrill asked Mr. Holden what -2% would give them for a platform back from Chichester Road. Mr. Holden said it would be about 11 feet at -2% and about 30 feet in the vertical curve so approximately 42 feet from the edge of the pavement to the end of the vertical curve. Mr. Merrill said that does not even meet the driveway specifications. Mr. Holden said to make the platform longer would require raising Chichester Road. Dustin Bowles said he would like to see Chichester Road raised and he feels a longer platform would be better. Stan Prescott asked what would be gained by doing it that way. Mr. Holden said approximately another 25 feet. There was discussion about the amount of traffic that uses the intersection, the need for better sight distance, and corner lot changes and improvements. It was noted that trimming the westerly corner would help and that the selectmen would have to secure permission from the landowner through the road agent. Dustin Bowles said that the selectmen would have the brush cut.

Peter Holden outlined other changes that have been made to the plans. He stated that he has moved the vehicle maintenance pad into the right of way that they are creating to the back land. He said he has created a profile of the road which would be a woods road and built on the ground as it is right now and he has created easements because when you grade the road it would be out of the 50 foot right of way a little. Mr. Holden said the profile could be seen on sheet 29 of the plans. Mr. Holden said he has created separate plans (sheets 10, 11, 12) for easements for the cistern, slopes, and any other easements necessary. Arrows for tie courses were added but the numbers have to be added to the final plans.

Based on tonight's discussion, Mr. Holden said he will raise the road on Chichester Road and send the plan back to Tony Puntin. Tom Dow asked if there is a construction estimate for the project. Mr. Holden said he will do that before the next meeting. Gary Tasker asked about the turn-around. Mr. Holden said he has changed it to be the same on both ends since the site walk. Gary Tasker asked if all cistern questions have been answered. Mr. Holden said they were addressed previously and he reviewed where the cistern will be located and which houses will be required to have residential sprinklers. He said that the original subdivision plan will be re-recorded with the note about those lots having to have sprinklers in the homes. He said he will be sure that all notes are on the plans.

Bob Ordway asked for a description of the 50 foot right of way. Mr. Holden said it is labeled as 'proposed future road'. There was discussion about the woods road. Stan

Prescott said it should be shown to the other back parcel as well as Mr. Ordway's. He noted that it is turned toward Mr. Ordway's and feels it should be shown as a tee or something. He asked if the intent is to clear and grub the road. Mr. Holden said it would be a cleared and grubbed road to drive on to access the back properties. Mr. Ordway noted that the name on the adjacent lot might be incorrect and asked Mr. Holden to verify.

Steve Jackson noted that Lot 9, a corner lot, shows 50 foot setbacks on Bee Hole and Chichester Roads. He said that only 30 foot setbacks are required on the other two sides. He noted that the other two lots at the edge of the new road were sold with 30 foot setbacks and that the new rule is 50 feet. Mr. Holden said they should be 50 feet and noted that what Mr. Jackson was looking at were 30 foot slope and drainage easements. He said he did not copy the setbacks over from the original plan but he believes that they are listed as 50 foot setbacks because of the new road.

Stan Prescott asked if Mr. Holden has driveway approvals. There was discussion of driveways, their locations, and the permitting process. Gary Tasker said that people should have some flexibility as to the location of their driveway. Roy Merrill suggested that the driveways might be shown in one spot but could be moved as long as they meet the regulations. Mr. Tasker suggested that they be labeled as 'proposed'. Gary Vermette said he has no problem with placing the driveways in the best areas to meet town specifications.

Stan Prescott asked about utility easements. Mr. Holden said that all utilities are off the lots. Mr. Prescott asked if they are out of the plowing area. Mr. Holden stated they are up against the right of way. He said he will make all noted changes and get them back to Tony Puntin for review.

Bob Butler noted that the wells on Lots 6 and 7 are within the 25 foot setback of wetlands. He said he would like to see them out of the 25 foot setback. Stan Prescott asked if the plans show the buffers. Mr. Butler said there is to be a 75 foot setback around all wetlands and he is having a hard time determining where a house could go on some of the lots. There was discussion of buildable area and acreage of the lots. Mr. Holden said that a tabulation of all lots could be found on page 6 of the plans. Mr. Butler noted that slopes should be 20% rather than the 25% listed. Mr. Holden said he had changed the number but missed the note and that he would make that correction. Discussion continued about what is included when calculating buildable area. Mr. Butler noted that there is a septic system in the setback on Lot 6. Jeff Green stated that DES rules allow a septic to be within 10 feet of a property line, depending on slopes. Bob Butler noted that the entrance road crosses two wetlands which create two impacts. He suggested that if the road could be moved over toward Lot 2, perhaps with a broader curve, they could avoid the first wetland and lessen the impact on the second one. Peter Holden said he could look at it and determine how much less the impact would be with that change.

Chairman Dow closed the hearing to the public and opened it to the Board only. Review of the items to be addressed was as follows: note about sprinklers; raise Chichester Road; driveway details; Lots 2 & 3, corner lot setbacks; 25 foot wetland/wells; correct slope note; look at the wet impact; show continuation of right of way to both back parcels; and cost estimate. There was discussion of the utilities and transformers being against the right of way or approximately 8 feet from the edge of the pavement. Stan Prescott said the Board needs to consider wider right of ways. Tom Dow asked Mr. Holden to look at the driveways for suitable locations. Mr. Holden said he placed them as shown based on sight distances. Stan Prescott asked Mr. Holden to do a sight distance

for the intersection of Bee Hole and Chichester Roads to determine what has to be done there. Dustin Bowles noted that the box for Lot 4 is in the cul de sac and that needs to be changed. Stan Prescott said that the lines should be perpendicular. Mr. Holden agreed to the noted changes.

Gary Tasker made a motion to continue this hearing to July 19, 2007 at 7:00pm at the Community Building; seconded by Dustin Bowles. All were in favor. This will be the only notification. ZBA Chairman Dave Powelson said that the applicant should come to the ZBA for wetland impact based on Section 301.5 of the Zoning Ordinance.

Bob Ordway returned to the Board. Jeff Green stepped down.

2. **Application # 07-03, Septic Disposal Solutions**-Major Site Development, Located on Dump Road, in the C/I District. Map 40, Lot 7. SDS Attorney Brandon Giuda stated that the applicant submitted a special exception application to the ZBA which was subsequently denied. He said that they filed a motion for rehearing earlier today and that they hope to get a positive response to that motion.

Jeff Green, surveyor, represented SDS and landowner David K Moody. Mr. Green stated that they were asked to review the full site and they have been working to put it together more professionally. He handed out plans and pictures of the site, including Dump Road and Route 106. He said he has done an existing conditions plan, delineating the wet areas, showing the tree lines, and topography on the whole open area. Mr. Green presented detailed overview plans that show what is proposed for the site, pointing out the SDS facility in the lower corner within the lagoon setbacks. He addressed the slopes and entrance concerns noting that the slopes would be 3:1. Mr. Green said they would still put the building in that five acre corner and that it would be turned slightly from the original plans. He said he has proposed a 24 foot wide roadway that would drop in at the bottom of the hill and then back around to the SDS site. He said by doing so it would straighten the slopes and work ahead. Mr. Green said he is still working on the fine details of the building area.

Mr. Green said that Dump Road is 26 feet wide at the bottom and 21 feet at the gate to the transfer station. He said there are catch basins along the road. He said he had an engineer look at the entrance to this parcel and that it was recommended to leave the entrance at an angle for truck traffic. Mr. Green said they are proposing a minimum of a 24 width and paving the access road back 60 feet to prevent breaking down Dump Road. He said he wants to be sure they are going in the right direction for the Planning Board.

Steve Jackson asked if they are reclaiming the slopes. Mr. Green said they are, some being temporary reclaiming, and he pointed out the town property line and explained the excavation plan for that area. Tom Moore asked to clarify the two radiuses shown on the plan. Mr. Green explained that they were the part of the groundwater management zone for the landfill and lagoon.

Mr. Green said that the name has been amended on the plans and application as per the vote of the Board at the May meeting. This plan is under David K Moody and Septic Disposal Solutions. There will be another set of plans for the site alone under David K Moody.

Hearing no further questions from the public, Chairman Dow closed the hearing to the public and opened it to the Board only. Tom Moore said there have been great improvements from where the parcel started. Bob Ordway agreed. Steve Jackson said it seems that all Land Development Regulations have been met. Stan Prescott said he hasn't seen much about lighting. Jeff Green said tonight they have been addressing the

concerns of the Board and the next step would cover all of those details. Mr. Prescott asked about a road plan and if this would be a private road. Mr. Green said they are looking at it being a private road at this point. He said the grades have been checked; it is pretty flat and flows all the way through the parcel to the separate areas for different uses. He said he is not sure of the need for a profile. Stan Prescott said it can be private but the public will be coming in and it should meet the standards of a road. Mr. Green said he has an engineer looking at it and that he has made sure it is wider than private road requirements.

Steve Jackson noted that Gary Tasker had asked at a previous meeting for dotted lines to show designated areas. He asked if he was looking for delineation of other areas. Mr. Tasker said he wants to see that they are not encroaching. Mr. Green said he has worked it so that has been considered and will do lines if need be. Tom Dow said he would like to see lines showing the two acres for commercial or five acres for industrial. Stan Prescott said they have to be sure it is in order for any future development and that they need to delineate the areas and show corners. Mr. Green agreed to show that information on the plans.

Gary Tasker asked about a 'no cut' buffer by Route 106. Mr. Green said he has shown that on the existing conditions plan, noting that it says wooded buffer area. Mr. Tasker said he wants it to say 'no cut'. Steve Jackson noted that the plan shows a 100 foot wooded area. Stan Prescott asked where the front property line is located. There was discussion of the buffer and state right of way. Tom Dow confirmed that Mr. Green will look at the road plan. Stan Prescott suggested that Mr. Green review page 33 of the Land Development Regulations and look at the drainage on the parcel. He said they are doing a good job with changes and improvements. ***Gary Tasker made a motion to continue this hearing to July 19, 2007 at 7:00pm at the Community Building; seconded by Stan Prescott. All were in favor. This will be the only notification.***

2. **Application # 07-04, Debra Rattee**-Major Subdivision, Located on School Street, in the RR District. Map 38, Lot 7. There were no abutters present. Mark Sargent of Richard Bartlett & Associates represented the applicant. Mr. Sargent stated that they have not yet received subdivision approval as it is pending wetlands approval for a driveway crossing. He said he has talked with Dan Geiger of the Conservation Commission but there has not been a site walk yet. Mr. Sargent reviewed the property and plan to date. He said it was originally for five new lots but is now four new lots. He said they have extended the delineation of the wetlands to the 200 feet requested by the Board. Mr. Sargent stated that each driveway will be off School Street. He pointed out that they are still showing a strip for future access to the remaining acreage. Mr. Sargent said they have depicted the 180 x 240 box for each lot and are proposing sprinklers rather than a cistern at this point. He said a cistern would be considered for future development.

Stan Prescott noted that the well for Lot 2 is next to the road. Mr. Sargent said that is permitted but he could move it if the Board wants him to. Steve Jackson said there has been some discussion of a recreational trail on this property. Mr. Sargent said he spoke with Mrs. Rattee about rearranging the trail. Stan Prescott asked about a line that was nearest the first lot on previous plans. Mr. Sargent said he took the corner off so it was at least 50 feet at the tip of the piece. He noted that Mrs. Rattee owns the abutting parcel and that they would be combined at some point in the future.

Tom Dow asked if Mr. Sargent is showing proposed driveways other than the one with wetland crossing. He said it gets steep off the road and wants to be sure there are good locations. Mr. Sargent pointed out the proposed driveways, noting that they are

hard to distinguish on the smaller plans that the Board has in front of them. Roy Merrill suggested that the Board be sure that a big drop off on the Batchelder Road end of the property be addressed before the mother parcel gets divided. He said an easement may be needed and that there is a 100 to 200 foot strip with about a 6 foot drop. Steve Jackson and Dustin Bowles asked about the 2:1 slopes. Mr. Sargent said they are proposing 2:1 in the wetland area and have to go to the ZBA. Stan Prescott said he felt the members need bigger plans as the smaller ones are too hard to read when there is so much detail.

Bob Butler noted that the proposed driveway of Lot 2 goes across the septic area. He said there is to be a 75 foot buffer and asked where the driveway and house are going. Mr. Sargent showed the area on the plan. Mr. Butler said he does not see a lot of room for a house once they get past the driveway. He noted that the proposed driveway for Lot 4 crosses a wetland and he asked where the house is going. Mr. Sargent pointed out the area. Stan Prescott said the plans show a 75 foot buffer but it should also show the 25 foot 'no cut'. Mr. Sargent said he can bring bigger plans the next time so that it is easier for everyone to see these areas. There was discussion of buildable area and what is factored in to arrive at that area. Steve Jackson said that the regulations allow either a cistern or sprinklers and he asked if the town has a choice when deciding which will be used. He said he remembered a firefighter being at a previous meeting and saying that they would like to have a cistern in the area. It was noted that a letter from the fire department has been received and that they felt that sprinklers would be acceptable for the development. There was brief discussion about the options.

Stan Prescott made a motion to continue this application to July 19, 2007 at 7:00pm at the Community Building with a site walk to be scheduled; seconded by Dustin Bowles. A site walk was scheduled for Tuesday, July 10, 2007 at 4:30pm. ***All were in favor. This will be the only notification.***

- 3. Application # 07-07, MDP Realty/Villages at Loudon**-Amended Site Plan, Located on Foster Road, in the RR/Elderly Overlay District. Map 29, Lots 7 & 93 and Map 20, Lot 3. Tony Marcotte of Bedford Design represented the applicant. Mr. Marcotte said that at the last meeting he was asked to get the town engineer's review of the proposed changes. He said that in an email from Tony Puntin to Donna, Tony stated that he had no comments. Mr. Marcotte said the major reason they are here is because of changes to slopes at the back of the property. He said he has done an overview plan with abutters and the slope area on the edge of Carolyn Fiske's property. Donna said that Mr. Puntin had asked her if the Board wants him to do construction inspections on the roadway as it is his understanding that the road will remain private. Dustin Bowles said he is not sure if it is in the proposal but the roads need to be done to town specs and should be inspected regularly in order to avoid any problems in the future. Bob Ordway asked Mr. Marcotte to show where the roads are paved thus far. Mr. Marcotte outlined the paved roads and graded roads. He said the only remaining roadwork to be done is at the back of the property. He said that there are fourteen houses built or in progress on Iris Lane. Mr. Marcotte said it is the intent to leave the paving where it is at this point until they see future sales.

Chairman Dow closed the hearing to the public and opened it to the Board only. Stan Prescott noted that an abutter on the corner of the property (Map 20, Lot 4) should be Murphy and that abutter Edwards (Map 29, Lot 27) should be moved up. ***Gary Tasker made a motion to approve the application with abutter name changes; seconded by Stan Prescott.*** Dustin Bowles noted that Mr. Marcotte had asked earlier in the meeting about revising the plans. Mr. Marcotte said he wanted to know if the Board

wants him to amend the entire set of plans or just certain pages with changes. He said there would be five pages with changes. Mr. Marcotte explained the recording procedures required for condominium plans. ***Gary Tasker amended his motion to include the five pages as an amendment to the current set of plans; amendment seconded by Stan Prescott.*** Tom Moore said he noticed that Mr. Marcotte had identified the iron pin and asked if the bound should be identified as well. ***Gary Tasker amended his motion to include the bound identification; amendment seconded by Stan Prescott.*** There was no further discussion. ***All were in favor. APPROVED***

New Business:

1. **Application # 07-08, Penny Marketing** - Parking Permit, Located on Route 106, in the C/I District. Map 49, Lot 68. Chris DeVol represented the applicant. Mr. DeVol reported that he met with the fire department and they reviewed his proposed layout and helped make changes. He said he had originally shown 231 spaces but it is now 191 with the fire department's approval. Mr. DeVol said they will have two portable toilets onsite and they plan to rent a golf cart to get people to the front of the parking lot. He said he met with the police department and they discussed getting the shuttle to Penny Press. Mr. DeVol said if that does not work out then they would get patrons to International Drive for the shuttle. He is working on this arrangement and will get something in writing from Chief Fiske.

Gary Tasker asked how far in on the lot they will be when taking money from patrons. Mr. DeVol said they will be in on the property, whatever is recommended by the Board. He said they could have two lines coming in once the vehicles are on the property. Mr. DeVol said this is their first time and it is a learning experience so he is open to any suggestions from the Board. Tom Dow suggested that they get the cars parked and then get their money rather than holding up a line on the road. Mr. DeVol said he will have two attendants onsite and has two others if needed. Chairman Dow said to go by the list of regulations for parking permits and he will be all set. Gary Tasker noted that the plan shows RV parking and he reminded Mr. DeVol that overnight parking is not allowed. Mr. DeVol said he understood.

It was confirmed that the applicant has letters of approval from the fire and police departments and has a state driveway permit. Gary Tasker asked what provisions would be made to get people to International Drive. Tom Dow suggested that they might go through the back of the property. Mr. DeVol said he would look into that possibility.

Dustin Bowles made a motion to approve the permit with the condition of getting patrons to International Drive; seconded by Tom Moore. Steve Jackson noted that the original application was for 231 vehicles and that was amended with the new drawing for 191 vehicles. ***Dustin Bowles amended the motion to include for 191 vehicles; amendment seconded by Tom Moore. All were in favor. APPROVED***

2. **Application # 07-09, Peter & Gary, LLC** – Amended Major Subdivision Plan, Located on School Street, in the RR District. Map 38, Lot 8. There were no abutters present. Mark Sargent of Richard Bartlett & Associates represented the applicant. Mr. Sargent stated that this subdivision was originally approved in early 2006 with a cistern as a condition of that approval. He said his client is asking for an amendment to that approval that would allow them to go with sprinklers. He read the note referencing sprinkler systems be installed in those houses that has been placed on the plan

Stan Prescott said he is not in favor of changing the plan. Steve Jackson said a sprinkler is a suppression system that would last for a matter of minutes. He noted that these two large parcels in this area are 167 acres and 82 acres and a cistern might be more beneficial. Roy Merrill said this would be the same problem as with Wellington Way where a lot was already sold and they can not now tell that person to put in a sprinkler system. Bob Ordway asked if there was a technical problem with doing a cistern. Mr. Sargent said no, that it is the cost. Dustin Bowles said it was approved with a cistern and with what is being done across the street from this property it is even more important to have the cistern. Tom Moore noted that not all fires are houses and water is needed for timber fires, etc. Bob Ordway suggested that the applicant see if Deb Rattee would share the cost of the cistern. Dave Powelson said someone might want to check with the fire department, noting that the sprinkler's first job is to get people out of the house but the fire could continue to burn once the sprinkler system has emptied and another water source would be helpful. Tom Moore said a sprinkler system requires homeowner maintenance. Stan Prescott noted that the regulations say one or the other. Dustin Bowles said the applicant had come in with a cistern and it was approved as such. Mr. Prescott said the fire department's job is to protect people and they might feel sprinklers would do the job but the applicant first came in with a cistern. Steve Jackson said a sprinkler system costs \$8-10,000 and a cistern covers all houses within 1000 feet of it so would be more economical. Tom Moore said that it may be mandated in the future that every house has a sprinkler system so it might not be a bad idea to get a cistern at this point. Bob Ordway said a cistern is more beneficial, noting that there are insurance concerns with residential sprinklers. Tom Moore said it sounded like all are on the same page.

Chairman Dow closed the hearing to the public and opened it to the Board only. ***Dustin Bowles made a motion to deny the amended subdivision plat; seconded by Tom Moore. All were in favor. DENIED***

3. **Application # 07-10, Peter & Gary, LLC** – Minor Subdivision, Located on School Street, in the RR District. Map 38, Lot 8. There were no abutters present. Mark Sargent of Richard Bartlett & Associates represented the applicant. Mr. Sargent reported that they do not yet have state subdivision approval. He noted that the Board has done a site walk of the parcel in the past and he has an approved septic system design. Steve Jackson noted that this parcel has a 2007 building permit and in lieu of selling the full 82 acres they are subdividing this lot off. Stan Prescott asked why such an odd lot. He said he feels the Board needs to see a proposal for the whole piece before things go any further with the property. Tom Dow said it would be nice to see the lot line up with the other lots. Mr. Sargent explained that it would then exceed the permitted lot ratio. Gary Tasker asked if special permission is needed from PSNH for the driveway easement. Mr. Sargent said they do not but they did have to submit a plan to PSNH. Stan Prescott noted that the 75 foot buffer has to show the 25 foot 'no cut'. There was discussion of the recreational trail that goes through this property. Steve Jackson asked Mr. Sargent if the applicants have expressed an interest in laying out the property further or selling it as a whole. Mr. Sargent said the plan was to sell it as a whole.

Chairman Dow closed the hearing to the public and opened it to the Board only. He stated that the applicant has to come back because the application is not yet complete. ***Gary Tasker made a motion to continue the application to July 19, 2007 at 7:00pm at the Community Building; seconded by Tom Moore.*** Stan Prescott asked what the Board's thoughts were on future development of the parcel. Gary Tasker said he felt they

should come back with some sort of idea, perhaps not to the extent of a full blown subdivision. Bob Ordway and Dustin Bowles said they would like to see a build out. Mark Sargent asked if they want topo and wetlands of the entire site or just some lines on the paper. Stan Prescott said they would be looking for some lines on paper that are realistic. Steve Jackson asked if the Board would want to see the topo and wetlands if it comes back or now on this two acre lot. Stan Prescott said he would like to see something now because the further down the road they go, the more chopped up it could become. Steve Jackson asked to what extent Mr. Prescott is asking. Mr. Prescott said they could use a topo map and come up with something realistic. ***Gary Tasker amended the motion to have a plan presented as part of the presentation build out based on a USGS topo map; Tom Moore seconded the amendment. All were in favor. The hearing will be continued to July 19, 2007 with no further notification.***

4. **Application # 07-11, David K Moody** – Site Plan Review, Located on Dump Road, in the C/I District. Map 40, Lot 7. Surveyor Jeff Green represented David Moody. He explained that he is working on two sets of plans for the property but is using one cover plan. He showed the existing conditions plan that shows where things are placed now. He then showed an overview plan which takes into consideration the separation of the uses and covers the full site. Mr. Green explained that in the last couple of weeks a building has been offered to Mr. Moody to purchase. He said Mr. Moody would take that building and place it in the northeast corner of the property. Mr. Green said that the concrete form storage would be in one half of the building and portable toilet storage would be in the other half. He said the roadway will be laid out to be sure grades and accesses are all met. Mr. Green explained that this area has pretty much been reclaimed but there is a little more work to be done.

Mr. Green said this is a new proposed plan for David K Moody with a 40' x 80' structure and takes into consideration the private road and each storage use. He said he has done contours, slopes, and drainage that will carry to a detention area. He has done test pits and has a septic design in the works. There would be a pond that would take care of drainage in the road. He said all storm water management is tied together for the entire parcel. He showed the setbacks on the property and said he would add the 'no cut' note. Mr. Green said he is carrying the road frontage setbacks on Dump Road and Route 106. Gary Tasker said that Mr. Green has to follow site development regulations for this building. Steve Jackson asked how this was classified. Mr. Green said he used construction services. Tom Dow asked if that was commercial. He noted that they are now looking at two businesses and two buildings on the property and asked if it has to be subdivided. Steve Jackson and Bob Ordway said it would not as it is multiple uses. Jeff Green stated that he would show the area of each use, noting that he has laid it out with that in mind. There was brief discussion about different classifications.

Dave Powelson asked if Mr. Green is proposing one 2 acre site for storage and one 5 acre site for SDS. Mr. Green said that was correct. Mr. Powelson asked if they could theoretically be capable of being independent lots with frontage and setbacks. Mr. Green said if the owner ever decided to go through subdivision the areas could stand independently. Tom Dow and Stan Prescott agreed that it was the way to lay it out. Mr. Prescott asked about the 2 acre area and if it would have frontage. Mr. Green said that is how he has laid out the plan. Roy Merrill asked if abutter notices were sent on this application and which building would have a septic system. Donna confirmed that abutters were notified of this application. Jeff Green said this new building would have a septic system. Mr. Merrill said a current plan of the scale house has a septic system.

Steve Jackson asked what the concern would be. Mr. Merrill said this would be another building with a septic system. Mr. Jackson pointed out that the SDS facility would not have a septic system but there would be one with this new building.

Jeff Green said they are asking for approval with a septic and well and he will show delineation on the next plan. Stan Prescott said the Board is getting what they were asking for. Bob Ordway said they are doing a really good job with the layout. Mr. Green said they intend to go forward. Gary Tasker said the whole site would be reviewed each time a use comes in. He said he would like to see some sort of 'no cut' buffer along Dump Road. Mr. Green showed the tree line and the 100 foot setback. Mr. Tasker asked Mr. Green to show the tree line, the town area, the new Cate building, the salt shed, and the road to the transfer station that runs right along the property line. Stan Prescott asked if the town has given permission to come within ten feet of the property line. Mr. Green explained the slope on the town side of the line. Mr. Prescott said he is doing great with the plans. Dustin Bowles said they have to follow the site development regulations and feels they are moving forward in a positive manner. Mr. Green said he wants to be sure that everything is coming together.

Chairman Dow closed the hearing to the public and opened it to the Board only. ***Gary Tasker made a motion to continue the hearing to July 19, 2007 at 7:00pm at the Community Building; seconded by Steve Jackson. All were in favor. This will be the only notification.***

Board Discussion:

Bob Ordway said he would like to discuss recent Plan-Link emails about board alternates. He said there were two or three ideas that came across with one that made more sense to him. He said the majority of the boards permanently seat their alternates and they are not out of the job until the vote is done. Bob said the alternates are seated every month unless they recuse themselves and they participate fully in deliberation. There was brief discussion about the pros and cons. Gary Tasker said this puts the burden on the chairman to be sure that the audience knows who is voting. Further discussion ensued and it was agreed that alternates will sit at the table and participate in all review and deliberation.

Stan Prescott informed the Board of the DES hearing that will be held for the SDS permit application on Monday, June 25, 2007 at 6:30pm at the Community Building.

Stan Prescott reported that he and Steve Jackson recently attended a meeting of Central NH Regional Planning Commission. He said the question was asked as to what the town gets for the money paid to CNHRPC. They were informed that the Board can call CNHRPC at any time for assistance with the Master Plan or other publications (\$45 per hour for members/\$60 per hour for non-members), training is available, technical assistance is provided, and matching money for grants is available. Stan said that CNHRPC had lost four key people but is up to full staff now and it seems to be going in the right direction again. Steve Jackson said the staff and technology is available to the town. Bob Ordway said that regional planning groups seem to cycle over the years but he has always felt the town gets their money's worth.

Donna handed out post cards that were received from CNHRPC about a tour of open space subdivisions to be held on July 19th. She also informed the Board of a regional impact notice received from the Town of Epsom about a personal wireless services facility. Donna reported that most of the parking permit holders were in compliance with state driveway permits for 2007.

The Board directed Donna to follow up with phone calls to those people who have not submitted their renewed state permits.

Report of the ZBA:

Donna reported that there are five applications coming before the ZBA this month, a special exception for reduced setbacks, a special exception for major home occupation, a variance for age restriction at the Villages of Loudon, and a special exception and variance for wetland buffer impact. There is also a motion for rehearing and ESMI will be in for discussion.

Report of the Board of Permit:

Chairman Dow reported that there were two hawker and peddler permits issued. He said Lazy Pines had requested permission to turn a house into a duplex and that was denied. He reported that ESMI is proposing to buy Levi Ladd's property on River Road/Indian Point to excavate and replace with ESMI soil. They were directed to the ZBA. Mr. Dow said that there was discussion about spectator parking and vendor spaces at the Speedway Convenience.

Adjournment:

A motion to adjourn at 11:02pm was made by Gary Tasker; seconded by Dustin Bowles. All were in favor.

Respectfully submitted,

Donna White