

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

APPROVED

PLANNING BOARD MINUTES
OF DECEMBER 18, 2008

Meeting called to order at 7:10 p.m. by Chairman Tom Dow.

Attendance:

Chairman Tom Dow, Gary Tasker, Henry Huntington, Steve Jackson, Tom Moore, Ex-Officio Dustin Bowles, and Alternates Bob Ordway and Jeff Green. Bob Ordway was appointed as a voting member in the absence of Stan Prescott.

Acceptance of Minutes:

November 20, 2008 Regular Meeting **Henry Huntington made a motion to accept the minutes as presented; seconded by Dustin Bowles. All were in favor.**

November 20, 2008 Zoning Ordinance Workshop **Steve Jackson made a motion to accept the minutes as presented; seconded by Tom Moore. All were in favor.**

December 8, 2008 Zoning Ordinance Workshop **Dustin Bowles made a motion to accept the minutes as presented; seconded by Gary Tasker. All were in favor.**

Old Business:

Application # 08-06, CVAD, LLC – Major Site Development, Located on Route 106 in the C/I District. Map 1, Lot 49. There were no abutters present. The applicants are waiting for their DOT permit. Once that has been received they will re-notify abutters. **Dustin Bowles made a motion to continue this application with abutter re-notification once the DOT permit has been received by the applicant ; seconded by Henry Huntington. All were in favor.**

Application #08-16, Peter & Margaret Schauer – Minor Subdivision, Located on Cross Brook Road in the RR District. Map 12, Lot 44. Jeff Green recused himself to represent the applicants. Abutters Nancy and Michael Cutler were present. Mr. Green presented a request to continue the application to the January meeting as they are working with the engineer on the road portion of the project. **Gary Tasker made a motion to continue this application to January 15, 2009, 7:00 pm at the Community Building; seconded by Tom Moore. All were in favor.** There will be no further notification. It was noted that this is the second request to continue the application. The applicant will be required to re-notify abutters if not ready to present in January.

New Business:

Application #08-17, Albert & Sandra Jones and David & Jeanette Larrabee – Lot Line Adjustment, Located on Pleasant Street in the RR District. Map 6, Lots 11 and 9. Jeff Green of J L Green Enterprises represented the applicants. Abutter Steve Latulippe was present. **Tom Moore made a motion to accept the application as complete and move to the public hearing; seconded by Steve Jackson. All were in favor.**

Mr. Green explained that Mr. Larrabee was previously before the Board for discussion on this matter. He explained the adjustment, pointing out that the 31.515 acres that was surveyed

will be attached to the Jones property. This would leave the Larrabees with 24.77 acres and the Jones with 77.78 acres. Henry Huntington asked that Mr. Green indicate the new boundary line on the final plan. Tom Moore said that this adjustment makes the two lots more conforming. Mr. Green said that he will label Pleasant Street and show the distances of the original lots in the inset. He said that the amount being transferred will have bearings and the corners will be pinned. Mr. Latulippe reviewed the plan but had no questions.

Chairman Dow closed the hearing to the public and opened it to the Board only. Gary Tasker asked what kind of pins are required. Mr. Green said that rebar is what would be used. He said that steel pins were found at the original corners. Chairman Dow asked if there is a waiver request for not having to survey the whole lot. Mr. Green said that he interpreted the regulations as having to only do the parcel to be transferred. A waiver request for Article 14.4.8 was submitted. **Henry Huntington made a motion to grant the waiver of Article 14.4.8; seconded by Bob Ordway. All were in favor.**

Henry Huntington made a motion to approve the lot line adjustment with the new boundary line indicated and the changes and additions listed by Jeff Green; seconded by Tom Moore. All were in favor.

Application # 08-18, Wilson & Sandra Smith and Robert Labonte – Lot Line Adjustment, Located on Clough Hill & Currier Roads in the RR District. Map 42, Lots 9-1 and 21. Jeff Green of J L Green Enterprises represented the applicants. There were no abutters present. Steve Jackson recused himself from this matter. **Gary Tasker made a motion to accept the application as complete and move to the public hearing; seconded by Henry Huntington. All were in favor.**

Mr. Green explained the proposed minor adjustment at the road. He said it is a total of eight square feet, pointing out that Mr. Labonte has 398.41 feet of frontage and this adjustment adds 1.6 feet for a total of 400.01 feet of frontage. Mr. Green said that the line would go back ten feet which would still be on the same stonewall as it is a four foot wall. He said they would be moving the drill hole. Mr. Green explained that the front line was created at 400 feet on the original plan but does not meet the full 400 feet when using today's surveying standards. Gary Tasker asked who previously surveyed the Labonte piece. Mr. Green said that he was not sure, noting that the standards were looser then and generally to the nearest foot.

Tom Dow asked if the dimension on the Smith property, parcel a, should be changed. Jeff Green explained that because the area is so small the inset shows the correct dimensions. He said he would clarify by putting the total distance of the two, being 40.84 feet, in the blow up. Henry Huntington asked Mr. Green to indicate in the inset the stonewall portion that is the line being eliminated and where the new line will be located. Tom Moore asked if this was going to be followed by a subdivision plan in the future. Mr. Green said that was the intention. Mr. Moore asked if the 200 foot frontage line would go through the existing barn. Mr. Green said that it would run right next to the driveway and still meet the setbacks for the barn. Chairman Dow pointed out that subdividing the lot in that manner would be putting the barn on a lot by itself. Mr. Green said that will have to be addressed.

Chairman Dow closed the hearing to the public and opened it to the Board only. He read a request for a waiver of Article 14.4.8. **Gary Tasker made a motion to grant the waiver of Article 14.4.8; seconded by Henry Huntington. All were in favor.**

Bob Ordway made a motion to approve the lot line adjustment with the indication of the new boundary line, the line being eliminated, and the full distance shown in the inset; seconded by Dustin Bowles. All were in favor.

Steve Jackson and Jeff Green returned to the table.

Board Discussion:

Alvin Davis – bond reduction – Mr. Davis submitted a request to reduce his construction bond from \$150,000 to \$50,000. Nate Hoitt, engineer for The Louis-Berger Group, has reviewed the construction estimate that Mr. Davis submitted and is in agreement with the percentages of work completed and costs of the remaining work (\$40,000). Steve Jackson stated that the regulations call for the bond to be the cost plus 20%. Chairman Dow stated that Fire Chief Burr was asked to inspect the fire cistern again after more material was placed for a pull-off. Donna showed pictures taken of the cistern area by Chief Burr. Chief Burr had indicated that there is still an area that is too soft for the fire trucks to pull off the road and that the cistern water level remains three feet from the top, indicating that it is not at full capacity. There was discussion about the cistern level. Gary Tasker recommended cutting the bond amount in half to \$75,000 to allow for any additional costs of repairing/replacing the cistern. Dustin Bowles said that the Board could work from that point once it is proven that the cistern is in 100% operational order. There was brief discussion about leaving enough in the bond to cover completion of the project and any necessary repairs. **Gary Tasker made a motion to lower the bond to \$75,000; seconded by Henry Huntington. All were in favor.**

Donna informed the Board that she is holding an invoice from The Louis-Berger Group for this project as there are not enough funds in Mr. Davis's escrow fund to cover the invoice. Tony Puntin has recommended that additional funds be deposited to the fund to cover this and any additional fees for inspections through the balance of the project. Donna stated that Mr. Davis has been notified of this matter but has not yet submitted the additional funds, asking the Board for direction. **Gary Tasker made a motion to revoke the bond reduction to \$75,000; seconded by Henry Huntington. All were in favor.**

Gary Tasker then made a motion to reduce the bond to \$75,000 with the stipulation that Mr. Davis place \$1500 in his engineering fee escrow account before the bond is reduced; seconded by Henry Huntington. All were in favor.

Lot Merger – A Voluntary Lot Merger for Jean Lee, Map 20, Lots 17 and 19, was presented to the Board for review and signature.

Villages at Loudon – Donna informed the Board of floodplain map revisions that have been received. Engineers for the Villages are working with FEMA on this matter.

Impact fees – Roy Merrill recommended doing away with the impact fees, incorporating the fees into building permit fees. There was discussion about the time and effort that went into creating the Impact Fee Ordinance, as well as the confusion over collection, recording, and use of the fees. Dustin Bowles stated that Stan Prescott is handling this with Code Enforcement.

Currier Road Holdings – Donna informed the Board of a recent inquiry about the reclamation of this property. There was discussion about a letter that was sent to the owners in 2007. A follow up letter will be sent, repeating the request for records of fertilizer and plantings. It was agreed that the reclamation work needs to be done by June 1, 2009 or the bond will be called.

Plourde pit – Steve Jackson asked who monitors how much material is being taken out of the pit, or any others in town. There was brief discussion about Code Enforcement checking on the pit from time to time, as well as Mary Pinkham Langer from the State having been there on occasion. A site visit will be scheduled.

Report of the ZBA: There will not be a ZBA meeting this month as no applications were received.

Report of the Board of Permit: It was reported that impact fees and changes to subdivisions were discussed. Bob Fiske will attend the January Planning Board meeting to discuss subdivision recordkeeping.

Adjournment: A motion to adjourn at 8:47 p.m. was made by Dustin Bowles; seconded by Tom Moore. All were in favor.

Respectfully submitted,

Donna White