

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

APPROVED

PLANNING BOARD MINUTES
OF AUGUST 20, 2009

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

Attendance:

Chairman Tom Dow, Tom Moore, Steve Jackson, Gary Tasker, Henry Huntington, Alternate Bob Ordway, and Ex-Officio Dustin Bowles

Julie Robinson represented the Conservation Commission.

Bob Ordway was appointed as a voting member in the absence of Stanley Prescott.

Acceptance of Minutes:

July 16, 2009 Regular Meeting – Gary Tasker asked members to review Case #09-11. He said that Stan Prescott had concerns over the clarity of the 47.7’ frontage. Steve Jackson, noting that he was speaking as a member of the public as he had recused himself from that case, stated that he reads the minutes as was intended. Tom Dow said that he would agree. Dustin Bowles said that Stan Prescott had mentioned that the lot line runs between the house and garage and feels that should be noted in the minutes. There was brief discussion about the relativity of that information to the application that was before the Board. It was agreed that Donna will listen to the tape of that meeting and note the mentioned discussion. **Tom Moore made a motion to approve the minutes with further review of the Sanborn discussion of the lot line and garage not being pertinent to the lot line adjustment application; seconded by Dustin Bowles. All were in favor.**

(Administrative Assistant note: The tapes of the July 16, 2009 meeting were reviewed on August 24 & 25, 2009. I was unable to locate any mention of the location of the lot line in relation to the garage/barn. Several sections of the tapes are inaudible due to multiple conversations being conducted. There were two areas where Mr. Prescott stated that it was his “understanding that the house is right on the lot line” and his “understanding that the house sits right across the lot line”. After the second statement Mrs. Sanborn can be heard stating that the house sits on its own lot.)

Discussion:

Mossman – Parking Permit Change of Ownership – Tom Dow recused himself from this matter. He appointed Gary Tasker to conduct this portion of the meeting in the absence of the vice chairman. Bob Mossman stated that he recently purchased the Sheran property on Route 106, Map 50, Lot 12, and he would like to continue the daytime parking permit that was held by the previous owner. Steve Jackson noted that there were previously 120 parking spaces. Mr. Mossman said that was correct. Dustin Bowles asked Mr. Mossman if he planned to change the layout. Mr. Mossman said he was not making any changes. Gary Tasker asked Mr. Mossman if he was familiar with the rules of the parking permit and if he felt he could meet those rules. Mr. Mossman said he was and could. Mr. Tasker asked if a new plan had been submitted. Mr.

Mossman said that he did not submit a new plan with his application for the name change. Mr. Tasker and Mr. Bowles each stated that they felt a new plan should be submitted with the current owner information. Mr. Tasker asked Mr. Mossman if he has called the speedway about bus pick up. Mr. Bowles stated that the bus pickup is right there by Mudgett Hill Road. Tom Moore noted that there have never been any problems with parking on this property. Mr. Tasker asked if there were any questions from the Board. Hearing none, **Henry Huntington made a motion to approve the revised parking permit; seconded by Bob Ordway. All were in favor.** Tom Dow returned to the Board.

Old Business:

#09-10, BDJ Real Estate, LLC – Major Site Development, Located on Staniels Road, in the C/I District, Map 1, Lot 58. No abutters were present. Chairman Dow read a request from Jeff Brem of Meisner Brem Corporation to continue this application due to a pending application for Shoreland Protection. **Dustin Bowles made a motion to continue this application to September 17, 2009 at 7:00 at the Community Building; seconded by Gary Tasker. All were in favor.** There will be no further notification.

New Business:

#09-12, NH Motor Speedway – Amended Site Development, Located on Route 106, in the CR District, Map 61, Lot 5. No abutters were present. Steve Jackson recused himself from this matter. Dustin Bowles stated that he would recuse himself from voting but would participate in discussion as the Selectmen’s representative. Jeremy Lestock and Fred Neergard represented NHMS.

Chairman Dow asked Mr. Lestock for an overview of the project. Mr. Lestock explained that this application is for a three bay addition to one of the garages. Part of the addition will be used for Safety Kleen where parts- cleaning fluid and used oil are kept. This is a replacement for another building that was previously used. Tom Moore asked if it would be in-kind and the same size of the former building. Mr. Lestock said what was removed was sub-par and this addition is the same as the garage to which it is being attached. Henry Huntington asked about the size of the previous building. Mr. Neergard said this addition will have a smaller footprint. Tom Dow noted that the addition would be the same construction. He asked if this would be a paved area. Mr. Lestock said it is paved. Gary Tasker asked what is in the garage next to where the addition will be built. Mr. Lestock said that the other units house jet dryers, the Modified garage, and storage bays.

Gary Tasker made a motion to accept the application as complete and move to public hearing; seconded by Tom Moore. All were in favor.

Tom Dow said this application seems pretty straightforward as it is only the addition of three bays to an existing garage and the area is already paved. He said it would not create any additional runoff. Mr. Dow read a request for waivers to several items generally required for a site development. He pointed out that the letter groups the items together and asked the Board if that would be acceptable. Gary Tasker said that they could use the letter if the members agree with all of the items listed; otherwise they would ask for separate letters. The members amended the letter by dropping ‘zoning, etc’ and adding stormwater management, drainage and erosion, and utilities. **Gary Tasker made a motion to approve the waivers for five items together as submitted with revisions; seconded by Tom Moore. All were in favor.** The chairman had Jeremy Lestock sign the paper, acknowledging the changes.

Chairman Dow closed the hearing to the public and opened it to the Board only. Dustin Bowles asked if the fire department and code enforcement officer had seen the plans. Mr. Lestock said that Safety Kleen handles the requirements. Mr. Bowles said he feels it is important that the departments know what is there. Mr. Neergard said the same materials that were in the old building will be in this garage. It was stated that Bob Fiske is working on the building permit and felt that the Planning Board needed to see the project first. **Tom Moore made a motion to approve the application; seconded by Henry Huntington. All were in favor.** Steve Jackson returned to the Board.

Board Discussion:

1. Donna stated that she has received calls from Code Enforcement about a couple of matters relating to the track.
2. Donna reported that she and Stan Prescott recently met with representatives from CNHRPC about workforce housing and the CIP process. CNHRPC has grant money from OEP to do audits of town regulations and zoning ordinances for compliance with the new workforce housing law. **Henry Huntington moved to authorize an audit to be done by CNHRPC at no cost to the Town; seconded by Bob Ordway. All were in favor.** There will be a seminar on workforce housing at the Chichester Town Hall on September 10, 2009 at 7:00 pm.
3. There will be a CIP meeting on October 7, 2009 at 9:00 am at the Community Building. Donna will notify all departments.
4. Gary Tasker has reviewed the reclamation plans for the Currier Road Holdings parcel. He walked the property and has noted two areas that need attention, the rest is growing well. Gary wrote up some recommendations and those will be forwarded, along with a copy of the plan with noted areas, to the selectmen so that an ad can be placed for the remainder of the work to be done. This will be paid for out of the \$7,000 cash bond that is being held by the Town.
5. Correspondence was received from Code Enforcement about wetland violations. Julie Robinson explained that the violations were called in to the Conservation Commission. The CC then notified Bob Fiske. Mr. Fiske asked Dan Geiger to look at the parcels with him. Mrs. Robinson explained that one area is a lot adjacent to Lovejoy Road where the homeowner has cut right on the line of the 25' mark in the buffer and has brought in a lot of fill. She explained that Mr. Davis, a developer, has cleared the other areas in question, leaving no trees in the 50' section of the buffer. Mrs. Robinson said this has been discussed with Mr. Davis and Planning Board and Conservation Commission meetings during the development process so he is well aware of the regulations. She said that Mr. Fiske and Mr. Geiger spoke with the landowner and explained why the buffer is important. Henry Huntington asked what the expectation is at this point. Mrs. Robinson said that the Town's regulations are tighter than the State's; however, there is no fine base for such violations. She said they asked the landowner to fix the silt fence and stop getting into the wetlands. She said Mr. Davis was made aware of the situation on the lots that he still owns. Mr. Huntington asked what good the regulations are if there is no penalty. Mrs. Robinson said it shows that we need to look at the regulations closer when amendment meetings begin. She pointed out that the Conservation Commission is not against development, they are *for* good development. Steve Jackson asked if there is a monitoring fee on this property. Mrs. Robinson said there is supposed to be a fee of \$500 per lot but

none has been received as of yet. There was discussion of previous discussions of payment of the fees, how to enforce this, and repercussions to be put in place.

6. The Board was reminded of the upcoming Planning & Zoning Conference and the Municipal Law Lecture Series.

Report of the ZBA:

Donna reported that there are three applications before the ZBA this month: 1) a special exception for reduced front setback on Flagg Road, 2) an equitable waiver of dimensional requirements on Kenney Road, and 3) a variance for an existing business on Chichester Road.

Report of the Board of Permit:

Dustin Bowles reported that there was a hawker and peddler permit for a tower at Sunny Side Maples. There was discussion about an incident with the go-carts during the June race event and requirements to be met for the September race to avoid such incidents. An upcoming event at the Miles Smith Farm was discussed. It was agreed that the discussion of problems with the track with regard to billing did not involve this board.

Ex-Officio Changes:

Dustin Bowles announced that he is stepping down as the selectmen's representative. He said Steve Ives will be filling the position. The Board thanked him for his time.

Adjournment: A motion to adjourn at 8:20 p.m. was made by Tom Moore; seconded by Henry Huntington. All were in favor.

Respectfully submitted,

Donna White