

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

APPROVED

PLANNING BOARD MINUTES
OF SPECIAL MEETING
DECEMBER 1, 2009

Meeting called to order at 4:30 p.m. by Chairman Tom Dow.

Attendance:

Chairman Tom Dow, Tom Moore, Vice Chairman Stanley Prescott, Alternates Bob Ordway and Jeff Green, and Ex-Officio Steve Ives

Gary Tasker, Steve Jackson, and Henry Huntington were absent. Bob Ordway and Jeff Green were appointed as voting members for this meeting.

Jim Snyder for the Canterbury Planning Board

Bruce Stone for N H Motor Speedway

Acceptance of Application:

New Hampshire Motor Speedway – winter event – Chairman Dow explained that the Town has been advised by town counsel, if NHMS wants to pursue the snow event, the Planning Board should look at the request as an amended site plan. He said that counsel felt it would be best to have amended site plan and change of use applications filed for the event. The chairman said that an area currently approved for parking would be looked at as the area of the event and a seasonal change of use. Board members reviewed the plans submitted to depict the areas to be used for this event. Outlined areas included parking, display, competition, and viewing. Snowmobile trails and crossings were also shown on the plans. The two applications were reviewed and determined to be complete. **Bob Ordway made a motion to accept the applications as complete and schedule them for a public hearing; seconded by Tom Moore. All were in favor.**

Chairman Dow explained that the Board then needed to determine if this event is of regional impact. He explained what is entailed in the process and that town counsel has recommended that this be the direction followed. Donna read RSA 36:55-57 and the definition of abutter per RSA 672.3. Tom Moore suggested that notification be sent to those in the Route 106 corridor and track abutters. Steve Ives asked if it should include all abutting towns and the Route 106 corridor. Stan Prescott said that it should include Belmont, Gilmanton, and Canterbury at the least. Tom Moore asked how all of the towns would be affected if they do not adjoin the track property. There was continued discussion of how to determine those affected. Bob Ordway said that he felt the Board should consider it a project of regional impact based on the recommendation of town counsel. He said he does not see any communities other than Canterbury that might be affected by traffic but the Board could do the notification and be covered. Mr. Ordway said he does not personally feel that there will be any impact.

Bob Ordway made a motion to consider this a project of regional impact for the abutting municipalities of Loudon; seconded by Stan Prescott. All were in favor.

Chairman Dow stated that notification will be done so that the applications will meet the timeframe of the next regular Planning Board meeting. Steve Ives suggested that members be

prepared to hear attempts at delaying the decision when it comes time for the public hearing. Jim Snyder said that he would think that a reasonable request that someone could make is to have information, objective information, on noise levels available. He said he was not involved in the 1999 process but does feel that those who were felt they had assurances that events at the track would end by October 31st and they now feel they have to keep defending that decision. Bruce Stone stated that they do have intentions to do a noise study from the track out to other points and will have that information on December 17th at the public hearing. He said they have some points based on the discussion at the last meeting. There was discussion of areas to cover and the many factors that affect how sound travels. It was noted that town counsel stated that noise is not relevant with this application as it is addressing a condition of season and the possible traffic impact.

Discussion:

Chairman Dow stated that the Board gave Huckleberry Heating Oils an approval for site development at the last regular meeting. The applicant was asked to get a letter of approval from the fire department before the final approval would be granted and plans signed. A copy of a letter sent to the applicant by the fire chief was received in the Planning office on November 30, 2009. Chairman Dow read the letter, which requests a 15,000 gallon cistern at the applicant's site, to Board members. The members discussed the timing of the letter, asking why this was not brought up during the two months that the application was before the Board. The chairman will talk with the fire chief. Steve Ives will mention it to the other selectmen. He will also talk with the fire chief and code enforcement officer about the importance of reviewing plans received from the Planning office prior to each meeting and getting comments back to the Board if not attending the meeting. There were several suggestions of how this could be handled. It was agreed that the fire chief would have to convince the Board technically that this cistern is needed. It was suggested that if the Board is not convinced they could rescind the requirement of a letter. A letter will be sent to the fire chief asking for justification for the request for a cistern at this site.

Adjournment:

A motion to adjourn at 5:20 p.m. was made by Jeff Green; seconded by Tom Moore. All were in favor.

Respectfully submitted,

Donna White
Administrative Assistant