

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

APPROVED
With change noted 6/18/09

PLANNING BOARD MINUTES
OF MAY 21, 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, Ex-Officio Dustin Bowles, Alternates Bob Ordway and Jeff Green

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

The Conservation Commission was represented by Jesse Storey and Bill Gabler.

Acceptance of Minutes:

April 16, 2009 Regular Meeting – **Henry Huntington made a motion to accept the minutes as written; seconded by Steve Jackson. All were in favor.**

Discussion:

Dan Plourde – not able to attend due a family death

Scott O'Neil – will not be attending per Julie Emerson

New Business:

#09-06, Eric Woodman – Lot Line Adjustment, Located on Chichester Road, in the RR District, Map 11, Lots 47, 29, 19, & 12-1. Jeff Green stepped down from the table. Abutter Linda Minery was present. Jeff Green of J L Green Enterprises represented the applicant. He explained the location of the parcels, the adjustments to be made, and the purpose of the plan which is to make Lot 47 a buildable lot with frontage. Mr. Green stated that Lot 47 is currently 1.288 acres and would be 2.175 acres with 50 feet of frontage after the adjustments. Steve Jackson stated that this would take a non-conforming back lot, make it bigger with frontage, and make it more conforming. He asked about the status of the business that is currently on Lot 47. Mr. Green said the owner would go for a home occupation through the ZBA. Dustin Bowles asked if the driveway would stay as it is now or if a new one would be constructed. Mr. Green said that the owner would use the right-of-way as deeded. Mr. Bowles asked about the configuration of the lot, pointing out the dog-leg area specifically. He suggested another area that would accomplish the same land exchange. Mr. Green said that it was a matter of setbacks, explaining that he left the neighbor's lawn and driveway area with the front lot. There was discussion about the setbacks and garage access.

Linda Minery asked if the owner would be using the easement or the new strip that abuts her property. Mr. Green said the owner has no intention of using the 50 foot strip, noting that that area is steep. He said they will use the easement. Mr. Green stated that the plan meets all setback requirements. Dustin Bowles asked where a house would be located. Mr. Green stated that the house would go toward the back of the added section. He pointed out that the angle of

the dog-leg defines the current line of gravel and lawn. Steve Jackson read the setback definitions.

Gary Tasker made a motion to accept the application as complete and move to public hearing; seconded by Dustin Bowles. All were in favor. Hearing no further input from the public, Chairman Dow closed the hearing to the public and opened it to the Board only. Gary Tasker asked Steve Jackson what his argument was about the side setback. Mr. Jackson said he wondered if they could call it a side setback, measured from the lot line between the front and back lots, instead of a front setback which is measured from the road. Mr. Tasker said he felt it would be up to the ZBA to make the determination about setbacks.

Tom Dow stated that the property was grandfathered as it existed before zoning. He said there were two parcels, with a house on the front lot and a home occupation on the back lot. He said the two parcels probably should have been merged but they were not and the front lot has since been sold. Jeff Green stated that the plan meets all requirements of size, frontage, and setbacks. Henry Huntington pointed out on the tax maps that this plan looks better than the current shape of these and other lots in the area. Mr. Green gave the history of the Alosa subdivision that was done years ago, leaving the 25 foot strips for access to the back land. Mr. Huntington said that his point was that this plan is taking a bad situation and making it better. He asked what harm the lot line adjustments would cause. Dustin Bowles said that he was concerned that it could create problems in the future. Mr. Huntington said that could happen with straight lines as well. **Henry Huntington made a motion to approve the lot line adjustment as presented; seconded by Bob Ordway.** There was no further discussion. **Application was approved with the majority in favor; opposed by Dustin Bowles.**

#09-07, Dennis R & Cynthia J Moore – Lot Line Adjustment, Located on Pittsfield Road, in the RR District, Map 16, Lots 27 & 26. Owners Dennis Moore and Eugene Menard were present. Also present were abutters Geoffrey Smith and Lester and Alberta Potter. **Gary Tasker made a motion to accept the application as complete and move to public hearing; seconded by Bob Ordway. All were in favor.** Tom Moore recused himself from this case. Jeff Green of J L Green Enterprises represented the applicant. He explained the location of the parcels and the proposed lot line adjustment. Mr. Green pointed out a triangular area (parcel A) that is currently owned by the Moores but has been used by the Menards in the past. He pointed out the area at the back of Lot 26 (parcel B) that is currently owned by the Menards. Mrs. Potter asked where these lots are in conjunction with hers. Mr. Green pointed out the lots. Mr. Smith asked to clarify the lines and what changes were being made.

Hearing no further discussion, Chairman Dow closed the hearing to the public and opened it to the Board only. **Gary Tasker made a motion to approve the lot line adjustment as presented; seconded by Steve Jackson. All were in favor.**

Jeff Green returned to the table. Tom Moore returned to the Board.

Board Discussion:

- a. CIP – Stan Prescott previously expressed an interest in being on the CIP sub-committee. Dustin Bowles said that he would represent the selectmen. Bob Ordway and Tom Dow stated that they would participate on the sub-committee as well.
- b. Workforce housing – Steve Jackson will serve on the Workforce Housing sub-committee. There was a lengthy discussion on the subject with regard to how to assess the town's current subdivision regulations for compliance, the delayed effective date of the new legislation, and sources for assistance with the project. Donna will continue to pursue assistance from CNHRPC as well as highlight the boards' meeting with Ben Frost.

- c. Chairman Dow reported that a call was received from a resident with concerns about cutting that was done along Route 106 at the track.
- d. Currier Road Holdings – A letter was sent to the owner of the property in December of 2008, notifying them that the reclamation had to be complete by June 1, 2009. The work has not been done as of this date. Donna was instructed to send a certified letter to the owners, notifying them that the bond would be called in order to complete the reclamation.

Report of the ZBA:

Donna reported that the May agenda includes a special exception for a reduced setback at the Del Gilbert property on Shaker Brook Park Road, two special exceptions for reduced front setbacks for parking on the Staniels Road lots discussed last month, and a discussion about a business sign on Chichester Road.

Report of the Board of Permit:

There was no meeting in May.

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

Respectfully submitted,

Donna White