

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

APPROVED

PLANNING BOARD MINUTES
OF SEPTEMBER 17, 2009

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

Attendance:

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

Julie Robinson represented the Conservation Commission. Police Chief/Code Enforcement Officer Bob Fiske and Fire Chief Jeff Burr were present.

Zoning Board members Jon Huntington, Roy Merrill, and Ned Lizotte were present.

Bob Ordway was appointed as a voting member in the absence of Gary Tasker. Jeff Green was appointed as a voting member in the absence of Henry Huntington.

Acceptance of Minutes:

August 20, 2009 Regular Meeting – **Bob Ordway made a motion to approve the minutes as presented; seconded by Tom Moore.** Chairman Dow asked Stan Prescott if the administrative assistant's notes relative to corrections on the minutes of July were consistent with his statements at that meeting. Mr. Prescott said that he had said that one building was on one side of the line and one was on the other. He said if the notes reflected what was on the meeting tape he was alright with the minutes. **All were in favor.**

Discussion:

NHMS – Cindy Balcius of Stoney Ridge Environmental spoke on behalf of NHMS. Also present were Greg Vachon on Stoney Ridge, Naomi Praul and Tim Andrews of Nobis Engineering, and John Zudell, Vice President of NHMS Facilities and Operations. Ms. Balcius handed out a summary of the work that has been done at NHMS since their approval for site work in April 2009. She said that they will be doing a walk-through a couple of weeks after the race with the Conservation Commission. She said this could be coordinated jointly with all of the boards. Ms. Praul discussed changes that were made to some of the wetland mitigation plan. She will get a revised plan to the Planning office. A letter of the revised wetlands permit has been received by the office. A letter from DES amending the Alteration of Terrain permit was submitted at this meeting. Chairman Dow asked if the lower lot had been expanded and if revised plans were done. Ms. Balcius said that they have finished the slope work and are in the process of doing an as-built plan. She explained some of the work that was done and said that the plan would be submitted once done. A site visit was scheduled for September 30, 2009 at 4:00 p.m. Members of the Conservation Commission, Planning Board and Zoning Board will meet at the main track office. Steve Ives asked if gravel had left the site. Ms. Balcius said that there has been some exchange of material. John Zudell explained that 7,500 yards, including stone dust, loam, and twenty-five loads of crushed, went to Roy Merrill's pit across Lower Ridge

Road. He said some also went to Frank Merrill's pit as 3" and came back in as ¾" stone. Mr. Zudell said that four or five Intent to Excavate forms have been filed and there are still 5,000 yards at Roy Merrill's pit that they intend to bring back. Chairman Dow asked Chief Fiske if he had any questions or comments. Mr. Fiske said that he was 'ok' if the board was 'ok'.

Villages at Loudon – Tony Marcotte spoke on behalf of MDP Development. Mr. Marcotte explained that he was at the meeting to determine if they had to come back with a more formal application. He said the developer would like to do some two-story houses. Mr. Marcotte handed out copies of minutes that he was given. The first set of minutes was from November 2004, those being of non-binding discussion. He noted that it was said that the houses would be two-bedroom and he stated that will not change. He also referred to minutes of April and June 2005 where there were references of the types of house that were planned. Mr. Marcotte talked of the development ownership changes. He pointed out that it was said in the June 2005 minutes that there would be some flexibility between the developer and buyer with regard to house design. Mr. Marcotte said they would like to build some two-story homes and would work with the building department as noted in the minutes. He asked if that would be permissible as long as they are meeting the intent of the development. Mr. Marcotte spoke of the roads that have been built and the different marketing strategies that have been used to promote the project. He said they are trying to add variety as a means of satisfying inquiries from prospective buyers. Chairman Dow asked if the houses are 1200 square feet. Mr. Marcotte said that the houses have ranged from 1200 to 1600 square feet which Mr. Fiske has said meets the intent. Mr. Marcotte said that a two-story house allows for a computer, sitting, or sewing room as has been requested by interested parties. He said they are not looking to do anything larger or all two-story houses. Stan Prescott said that it sounds like they are trying to change the intent of the development. He said he is opposed to making it so families can move in. Mr. Marcotte said that the houses have to be two bedroom and the occupants 55+. He said they are not trying to change the intent, simply meeting the requests for more storage, extra room for the uses mentioned earlier, and to add variety. Jeff Green asked if there were any conditions set with the approval. Chairman Dow said there was no mention of size or design in the motion to approve the initial plan. Bob Ordway asked about the square footage of a proposed two-story house. Mr. Marcotte said it would be 1800 square feet. He explained that prospective buyers have voiced their desire for more space to bring more things with them when moving from larger homes. He said the developer cannot do more than two bedrooms. Steve Jackson said that the Villages approval came before his time on the board so he wanted to clarify if the references to code enforcement meant that this is left open to code enforcement. He said he thought it could get out of the intended spirit if so. Jeff Green referred to statements that Mr. Marcotte made about trying to talk to code enforcement. He said he felt that several houses may have been discussed but they did not have to have the specifics at the time of approval; then whichever house they chose to build would simply have to meet code, giving them flexibility. He said the minutes reference one-story buildings with a garage and basement. Mr. Green said he did not feel it would be the intent if it was not discussed in the initial application process. Tom Dow said that the Board was told the houses would be 1200 square feet and single story. Stan Prescott said he agreed, noting that 1800 square feet would be one third bigger. Bob Ordway asked why the board would object to the request. Stan Prescott said they would have kids living in there. Discussion ensued about potential issues and the different opinions.

Chairman Dow suggested that Mr. Marcotte come back with a formal application and the group agreed. Mr. Marcotte said that the developer would like to view the Villages as a positive thing for the town. He said people are interested and do not want to give up furniture due to space limits.

Conceptual Consultation:

Joanne Sanborn – Steve Jackson recused himself from this matter. Surveyor Mitch Cummings spoke on behalf of Mrs. Sanborn. Mr. Cummings explained that Mrs. Sanborn owns two parcels on Kenney Road, one being 17 acres and the other being 66.3 acres. He pointed out the location of the existing buildings and explained the changes that would be accomplished through the proposed lot line adjustment. Chairman Dow said it could be possible to survey just the piece being traded and the surveyor/applicant could ask to waive the survey of the entire lot. Tom Moore said the lot line adjustment would clean things up by putting the house and barn onto one property. Jeff Green asked if it would be 7 ½ acres that would be transferred. Mr. Cummings said that was correct. Mr. Green said he did not see any problem with the proposed lot line adjustment as long as the piece being transferred is surveyed and certified. Other board members agreed.

Steve Jackson returned to the table.

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. Applicant Bob Bollinger was present. Jeff Brem of Meisner Brem Corporation spoke on behalf of the applicant. Mr. Brem gave an overview of the project. He said that they received their Shoreland permit today and handed in a copy of the permit. Mr. Brem went over the comments received from The Louis Berger Group and how each comment has been addressed. He pointed out that additional trees have been placed at the front of the property, additional plants have been added, and the pot sizes have been increased from 18”-24” to 24”-30” as requested at the July meeting. Board members reviewed the revised plans. It was noted that a letter is needed from the fire department. A letter was received from the fire chief in July, outlining what he wanted to see from the applicant. Mr. Bollinger said that he gave the fire chief some plans of the building and code information. Chairman Dow said that a letter is needed to let the Board know that all of his expectations have been met.

Steve Jackson referred to the minutes of the July meeting. He pointed out that Stan Prescott had asked about lighting. Mr. Prescott said that the changes were made. Mr. Jackson said that an upgraded landscape plan was requested. It was agreed that the upgrade requests have been met. Mr. Brem asked for a conditional approval with the letter forthcoming from the fire department. The Board reviewed the changes that had been requested and have been made. Hearing no questions or comments from the public, Chairman Dow closed the hearing to the public and opened it to the Board only.

Jeff Green pointed out an area on SP1 that has notes printed over other notes and an area on L1 that needs to be cleaned up where it refers to the dumpster location. He said these are minor items but should be cleaned up before submitting the final plans. Tom Moore asked what the corners are set with. Jeff Green said that he set them and they are shown but it is not showing what they are. Mr. Brem pointed out that there is a legend on Sheet 1 of the plans that shows that iron pins were used but that has to be changed. Mr. Green asked if there was any reference that he did the survey. Mr. Brem said EX1 shows that the plans were done by J L Green. Stan Prescott said that Mr. Brem should make a note on the plan to show what they are. Tom Moore agreed. He asked if the Shoreland Protection area has to be marked. Mr. Brem said that the amount of square footage that they are allowed to work in is on the permit. He said the

only thing that is required is that they place orange construction fence around the area of work. He pointed out that they will be working over 100' from the river, the well is approximately 105', and the catch basin is 130'. Mr. Brem said they just got the permit today and he will add the notes to the plan.

Tom Moore made a motion to conditionally approve the site plan with the following conditions: construction fence note on the plans, letter from the fire department, corners identified with type of monuments, SP1 overwritten notes cleaned up, and L1 dumpster wording cleaned up; seconded by Stan Prescott. All were in favor.

New Business:

Board Discussion:

1. A request to reduce the letter of credit for Loudon Woods Estates was received from Dan Aversa. Board members had several questions; Mr. Aversa was not present. It was agreed that the maintenance sureties for the new road and the off-site improvements of Chichester and Bee Hole Roads should be kept separate. The Board of Selectmen will handle the surety on the off-site improvements. The Board agreed that Chief Burr should be asked to inspect the cistern on Bert Lane to be sure that it was operational prior to any reductions being granted. No action will be taken on the request until Mr. Aversa is in attendance and all information is available.
2. Donna reported that she, Steve Jackson, Gary Tasker, Roy Merrill, and Ned Lizotte attended the workforce housing presentation that was held recently in Chichester. There was discussion about the presentation. Donna will talk with the ZBA at their next meeting about who is interested in sitting on the workforce housing committee and setting a meeting date to begin work on the ordinance.
3. Steve Jackson asked if there is any concept for site developments being required to do off-site improvements as can be done with subdivisions. Discussion ensued.
4. CIP – Donna will be sending project packets and letters out to all town departments and committees. The first CIP sub-committee meeting is set for October 7th at 9:00 a.m.

Report of the ZBA:

Donna reported that there is one application before the ZBA this month. It is a special exception for Huckleberry Heating Oils to put propane storage tanks at their site on Chichester Road.

Report of the Board of Permit:

Stan Prescott reported that there was no meeting this month.

Adjournment: A motion to adjourn at 9:04 p.m. was made by Steve Jackson; seconded by Tom Moore. All were in favor.

Respectfully submitted,

Donna White