

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
APRIL 16, 2015

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

Attendance:

George Saunderson, Henry Huntington, Tom Moore, Tom Dow, Bob Cole, Ex-Officio Dustin Bowles, and Alternate Alice Tuson

Acceptance of Minutes:

March 19, 2015 Regular Meeting – **Henry Huntington made a motion to accept the minutes as written; seconded by Bob Cole. All were in favor.**

Discussion:

Doug Cole, D S Cole Growers – Mr. Cole stated that he is hoping to put an expansion on the rear of the glass complex at his property on North Village Road. Jeff Burd and Edward Verbakel (VB Group, Netherlands) were in attendance with Mr. Cole. Mr. Burd explained that the parcel is 27.4 acres in the RR District. He said there is a residence at the front of the property, as well as an office and barn. There is currently a 26,000 sf poly-covered greenhouse and an 119,000 sf glass greenhouse. The proposed addition would be 150' x 275' (41,500 sf). Mr. Burd pointed out that the addition will cover part of the existing parking area; therefore the parking area will be expanded. There are two wells on the property, one for the house and one for the business. Mr. Burd pointed out the areas of drainage. There will be a slight increase in traffic, approximately 10%. Mr. Verbakel explained that this is Phase 6 for D S Cole Growers. He noted that the greenhouse would be slightly taller and more modern than the other houses. There was brief discussion about the design of the greenhouse. It was noted that the building coverage/impermeable coverage will need to be calculated to be sure this addition would meet the Zoning Ordinance criteria. Mr. Burd will prepare those numbers and continue discussions with Mr. Cole.

Bob Mossman, Route 106 property – Dustin Bowles explained that the Mossman property was approved for trailer sales with a maximum of thirty trailers onsite. He said it has been noticed that there are many more than thirty trailers there and concerns have been voiced about customer parking, unloading of the trailers, and vehicles backing out onto Route 106. Mark Akerstrom, owner of the trailer sales business, said the number fluctuates. He said he realizes that the lot has been muddy this spring and there have been some cars on 106. He said he tries to keep the number of trailers close to thirty. Tom Dow asked what the plan is for the business and property. Dustin Bowles asked if they might put in a gravel driveway. There was discussion of changes that have been made to the property, plateaus that have been created, moving some trailers out there to lower the count at the front of the property, moving others out there during race parking, and that there are probably fifty to seventy-five trailers onsite. The notice of decision was for thirty trailers and it was agreed at that time to come in with a full site plan review before making any changes. It was agreed that this needs to be addressed and they need to keep the traffic off Route 106. Mr. Akerstrom explained that he is working on plans for the future of the business and will have a decision within the next couple of months as to which direction it will go. He said he would come in with a revised plan at that time.

Robert Rhoads, Rhoads Motorsports – Dustin Bowles explained that Mr. Rhoads has had another business (Chainsaw Doctor) move into his building with him. The notice of decision for Rhoads Motorsports was for motor sports sales and inspection station, with any changes beyond those represented needing to come before the Board. The Board discussed the additional use of small engine repair and sales. It was agreed that it is still retail use and alright as discussed. There is to be no outside storage.

Agriculture Commission – Cindy Shea attended on behalf of the Ag Commission. She said she wanted to introduce herself to the Board and offer the group’s help on the Master Plan if needed. Henry Huntington suggested that they might work on the number of animals per acre for small properties/farms as there have been a few complaints from neighbors in the last year. Best Management Practices (BMP) should be followed. It was suggested that the group educate the public as to what farms do and what to expect when living near one. Mark Akerstrom – Mr. Akerstrom returned to the meeting to clarify that his intent is to do something with the business before winter. The Board agreed that they would like to see him improve safety, keep the tractor trailers in off the highway, no parking on 106, etc; improve the traffic flow. He stated again that he will know more in a couple of months and will give Donna an update.

Conceptual Consultation:

Henry Huntington – Mr. Huntington stepped down from the Board. He explained that his company is planning to branch into a new venture of growing salad greens. They are proposing to build on a parcel on Route 106, formerly owned by Manchester Sand & Gravel. He said it would start with 100,000 sf of greenhouse and 24,000 sf of support area. Tim Bernier of T F Bernier, Inc. represented New England Flower Farms, LLC. He explained that they would come in for the entire project with phases of build-out. Mr. Huntington said the project would be built out over ten to twelve years. He said the parcel is big enough to support the project, noting that it is a flat piece of land, and a great use for the reclaimed area. Mr. Bernier reviewed the lay of the land, explaining that there would be about a 25’ drop from road level. He noted that the greenhouses would be about 300’ from the highway and only the peaks would be visible. Mr. Huntington discussed the size and design of the greenhouses. Mr. Bernier said they will cut and fill, not mining as deep as Manchester Sand & Gravel had a permit to do. He said the zone boundary is in question, noting that the regulations are not particularly descriptive. There was discussion about International Drive and the Fillmore properties all being in the C/I, even though more than the 500’ from 106. Mr. Bernier said this parcel is shown on the tax maps as partially C/I, with the majority being RR. He explained that the use is permitted in both zones but the lot coverage is more restrictive in the RR district. He pointed out that the 2001 Master Plan future use map shows the entire parcel as commercial. This will be researched further. There was discussion of lights. Mr. Bernier pointed out that there would not be the same residential concern as seen on Pleasant Street. There was discussion of the number of employees and traffic. Mr. Huntington said there would probably be twelve employees to begin with and a maximum of about fifty at full build out. He talked about the expansion of the natural gas line and power sources.

Board Discussion:

Emmons/Stevenson wetland application – The Board reviewed a ZBA application for a wetlands crossing/impact on Map 44, Lot 8 on Kenney Road. It was agreed that the Board had no questions or concerns with the proposal.

Report of the ZBA:

There is an application for a wetland crossing, an application for a 1,000 gallon storage tank, and an application for revision of operating hours on this month’s agenda.

Report of the Board of Permit:

Dustin Bowles reported that the Mossman and Rhoads matters (heard earlier in this meeting) were discussed.

Adjournment:

Dustin Bowles made a motion to adjourn at 9:08 p.m.; seconded by Tom Moore. All were in favor.

Submitted by,
Donna White, Administrative Assistant