

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
April 20, 2017

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

Attendance:

Chairman Tom Dow, Tom Moore, Bob Cole, George Saunderson, Henry Huntington, Jeff Miller and alternates Alice Tuson and Dustin Bowles.

Pauline Touzin from Conservation was in attendance.

Chairman Dow appointed Mr. Bowles as a voting member in the absence of Vice Chairman Prescott.

Acceptance of Minutes:

March 16, 2017 Regular Meeting – **Mr. Cole made a motion to approve the minutes as written; seconded by Mr. Saunderson. All were in favor. Motion carried**

March 16, 2017 CNHRPC Meeting- **Mr. Huntington made a motion to approve the minutes as written; seconded by Mr. Cole. All others were in favor. Motion carried.**

March 23, 2017 Special Planning Board Meeting- **Mr. Cole recused himself from voting as he was not present for the meeting. Mr. Moore made a motion to approve the minutes as written; seconded by Mr. Huntington. All others were in favor. Motion carried.**

Discussion:

- **Michael Harris, NHMS, Country Music Festival-** Mr. Harris spoke to the board about his concern regarding the potential Country Music Festival. Mr. Harris informed the board he spoke with the town attorney and was told that the Planning Board is the final say on if this music festival will happen or not. Mr. Harris wants the board members to think about how this will impact the town. Mr. Harris said the track is already doing events that are not race related. Mr. Harris said that Meadowbrook has taken a toll on the town of Gilford and he doesn't want the same to happen to Loudon. Mr. Harris spoke about the Motorcycle racing that has taken place at the track and said that shouldn't have been allowed this was a big disturbance. Mr. Harris told the Board he submitted a letter to the town office and brought in a copy for the planning board to have.

Old Business: None

New Business:

- Application #17-3 – Sunnyside Maples/Dennis & Cynthia Moore/KKN Realty, Lot Line Adjustment, M 61 L 1 & M 60 L 63, 64, 41 & 42 – Surveyor Jeff Green presented the application to the board. **Mr. Cole made a motion to accept the application as complete and move forward with a public hearing; seconded by Mr. Saunderson. All others were in favor.** Mr. Green explained that in the 1980's a subdivision was done and about 10 years ago there was a lot line discrepancy and it was discovered that a discontinued road was deeded to Sunnyside Maples. This lot line adjustment will give part of the road to each lot. Mr. Green explained that M 60 Lot 41 is currently 2.88 acres and after adding a portion of Map 61 Lot 1 it will be 3.28 acres. Map 60 Lot 42 is currently 3.606 acres. After adding a portion of Map 61 Lot 1 it will be 4.028 acres. Map 60 Lot 63 is currently 2.431 and Map 60

Lot 64 is currently 2.717 acres, both of these lots will be combined into Map 61 Lot 1 creating a lot size of 24.506. Chairman Dow asked what brought up the question of lot lines 10 years ago. Mr. Green explained some trees were being cut down on an abutting property and it was then discovered the road belonged to Sunnyside Maples. **Mr. Saunderson made a motion to approve the application on the condition the deed for the road is provided; seconded by Mr. Cole. All others were in favor. Motion carried.**

- Application #17-4 Fillmore Industries Map 40 Lot 13 & Map 30 Lot 38, Lot Line Adjustment- Several abutters were present in the audience, Dough Clasby, Ronald Moore, Lucy Gordon, Jay Berwick, Carey Timmins, and Ralph & Sylvia McGuire's son represented them. **Mr. Huntington made a motion to accept this application as complete; seconded by Mr. Cole.** Surveyor Jeff Green presented the application and explained that there is a river that goes through the property and they are looking to adjust the lot lines so that the river becomes the boundary line. Mr. Saunderson said he was informed by Mr. Prescott who is not present tonight that he did a survey years ago and there is a parcel line in this property that he feels should be shown on the map. Mr. Green said there were old parcel lines on the property but currently it is deeded as one entire property and is taxed that way. Mr. Green said he will add that to the map and will be described as a tie course. Abutter Doug Clasby questioned the logging that was currently being done and how close to the river they were going. Mr. Green said they are logging the area but staying 50 feet away from the river. Mr. Green did say that in the future possibly they could be taken down but that is not the current intention. Chairman Dow closed the discussion to the public and opened it to the board only. **Mr. Huntington made a motion to approve the application on the condition the tie course is added to the map; seconded by Mr. Suanderson. All others were in favor. Motion carried.**
- Application #17-5 Fillmore Industries Map 31 Lot 16 and Map 40 Lot 13, Voluntary Lot Merger- Mr. Green presented the lot merger on behalf of Fillmore Industries. Mr. Green explained that Mr. Fillmore purchased Map 30 Lot 38 and would like to merge it with Map 40 Lot 13. Mr. Green said he does still need to provide signatures for this application. **Mr. Moore made a motion to approve the lot merger on the condition Mr. Green provide the signed papers; seconded by Mr. Huntington. All others were in favor. Motion carried.**

Report of the Board of Permit: None

Report of ZBA: Reduced front and side setback for a property on Clark Avenue

Board Discussion: None

Adjournment:

Mr. Moore made a motion to adjourn at 8:04 p.m.; seconded by Mr. Huntington. All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant