

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
April 21, 2016

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

Attendance:

Dustin Bowles, George Saunderson, Tom Moore, Tom Dow, Stan Prescott, Bob Cole.

Stan Prescott made a motion to re-elect alternates Dustin Bowles and Alice Tuson. **George Saunderson seconded motion, all were in favor.**

Dustin Bowles was appointed a voting member in the absence of Henry Huntington.

Acceptance of Minutes:

March 17, 2016 Meeting with CNHRPC– **Bob Cole made a motion to accept the minutes as written; seconded by Tom Moore. All were in favor.**

March 17, 2016 Regular Meeting – **Bob Cole made a motion to approve the minutes as written; seconded by George Saunderson. All were in favor.** (Stan Prescott sustained as he wasn't present last month.)

Old Business:

- Application #15-15 Colin Cabot – Lot Line Adjustment, Map 16, Lots 2 & 25, RR District: Colin Cabot and Peter Holden were present along with abutters Sandra Hillsgrove and Sherri Kluesener. Peter Holden went over the boundary line adjustment map and talked about the 50 ft wide strip of land to be an access point for the parcel. Colin Cabot said the story behind the process is that it's a 12 acre parcel and Brian Clough who works for Colin Cabot he's bartering with as Brian Clough can't afford the whole lot, but can afford the house. Mr. Cabot would like to sell the house, and keep the rest of the land as conservation. Mr. Cabot wants it to be subdivided without restrictions, and it was messed up through communication and the way it's now worded he will not be able to use as a tax deduction, which he's fine with. Stan Prescott asked if Mr. Ross conveyed messages to Mr. Cabot. Mr. Cabot said he had a short conversation, but it wasn't explained the way he just explained it. Stan Prescott said in the middle of the access point there were telephone poles and there wasn't 50 ft of access on the corner. Peter Holden said there's 50 ft of frontage so should they make it 75 ft. Tom Dow said if they could move the driveway on paper to show it comes out so that it's not that it comes out at the right of way. Peter Holden said the driveway to the house would be separate. Tom Dow said that would be better because there's a sight difference. George Saunderson asked if the intention was to put it into conservation easement. Colin Cabot said yes. George Saunderson asked if the office could get a copy of that easement for the records. Colin Cabot said of course. Sherri Kluesener said her concern was that there's a lot with 50 ft of frontage and technically she could see it as being a buildable lot and she said if someone else buys it, it could turn out like the Carbone's driveway. Mrs. Kluesener asked if just because it's conservation doesn't mean someone couldn't go on the land with a four wheeler. Colin Cabot said there can be, it could be pedestrian access only and it can be required. Mrs. Kluesener said she has a great concern with people who own that home, as it's right on their front door. Sherri Kluesener asked if it's possible to get the easement in place before it's divided. Colin Cabot said no but it can be a par quo. Mrs. Kluesener said if it's

contingent she'd feel better. Stan Prescott said on page 77 of the zoning ordinance it mentions non conforming lots. The board looked over the ordinance. Dustin Bowles said he's making a non conforming lot even more non conforming. Sherri Kluesener said if the back lot is sold without access it's a land locked piece. Tom Moore said it's not really fair to not have access and have a land locked piece someone pays taxes on. Mrs. Kluesener said she's still uncomfortable with it. Tom Dow said four wheelers could always find a way, even if you do all you can. Colin Cabot said they could do a right of easement through Brian's property for logging purposes and this will keep everyone happy. Tom Dow said that would be a good thing, since it will only be happening every 25 years. Colin Cabot asked about the rules for granting an easement for a building lot. Stan Prescott said you can't do that. Stan Prescott said his thinking is to have a special exception because there isn't 50 ft, a lot is being created. Colin Cabot said so it's a lot line adjustment with an easement to the driveway to the back lot. Stan Prescott said the easement can still be the logging road in the back. Colin Cabot drew a picture to show the board the changes being discussed. Stan Prescott said he's going to have an access by the road that was created, and Brian is going to have an easement across the new lot to use as a driveway. Stan Prescott said if there was ever a house there is could be a problem with 911, but if it's going to be in conservation that won't be an issue. Colin Cabot said he can't give access to the back lot, he needs to have 200 feet of frontage. Stan Prescott said yes. Sherri Kluesener said the 200 feet of frontage can't be used for access. Stan Prescott said now it's a conforming lot. Mrs. Kluesener said it's the same driveway, why can't he have right to the lot, it's already two lots. Stan Prescott said you can't expand it without making it conforming. Colin Cabot said everyone would be happy if the lot was conforming with only access to the back lot along the driveway and the easement across the driveway for whoever needed to get to the back lot. Sandra Hillsgrove asked if you've been granted easement to conservation could a house be put on there. The board said no.

The following conditions were set for an approved lot line adjustment: 1. Revised plan. 2. Conservation easement. 3. Right of ways. 4. Names of abutters changed.

Bob Cole made a motion to approve the application subject to the conditions set. Dustin Bowles seconded the motion. All were in favor.

Colin Cabot asked the board about his property on Ring Rd. He would like to subdivide so would like to know the route to take. The board told him to get the application done and submit it to get put on the agenda. Stan Prescott said it needs to be brought up to standard. Colin Cabot asked if that's true even with a conservation easement. Dustin Bowles said the house is on a class V road, the remaining land will be on a class VI road which would turn into conservation easement. The board discussed this and Mr. Cabot will submit an application.

Discussion:

Mike Tardiff came in to share information he's been working on and reflected on the discussion with DOT at the Selectmen's meeting. Mike Tardiff showed the board a map of land use, showing excavation areas, developing 106, etc. Mike Tardiff showed the long stretch of area identified 15 years ago as an industrial area. Mr. Tardiff said his office recommends an emphasis on Industrial Drive. Mike Tardiff said there's more going in the economy now and the school age children number is up. Tom Dow showed Mike Tardiff on the map where the uses go where and what may not make sense on the other side of the river. The board discussed the map and uses with Mike Tardiff.

Report of the ZBA:

Matt Smith – Cont'd

Greg & Diane Colarusso – Special Exception for event venue
ESMI – Special Exception for modification of current operating hours.

Report of the Board of Permit:

Matt Smith – will need come back to planning to discuss the meat shop.

Adjournment:

Dustin Bowles made a motion to adjourn at 8:24 p.m.; seconded by Stan Prescott. All were in favor.

Submitted by,

Melissa Lucier
Administrative Assistant