

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
APRIL 17, 2014

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

Attendance:

Chairman Tom Dow, Vice Chairman Stan Prescott, George Saunderson, Tom Moore, Bob Cole, Alternate Bob Ordway, Ex-Officio Dustin Bowles

Acceptance of Minutes:

March 20, 2014 Regular Meeting – **Tom Moore made a motion to approve the minutes as presented; seconded by George Saunderson. All were in favor.**

Discussion:

Harry MacLauchlan – Mr. MacLauchlan explained that he recently purchased property on Youngs Hill Road, Map 34, Lot 2. He stated that Heath Mulkhey is interested in having a piece of the parcel as a house lot, and they are here to see what has to be done to make that happen. The Board explained that the parcel is in the AFP District so a lot would require a minimum of five acres and 400' of frontage. The large parcel does not have enough frontage to subdivide, so a road would have to be constructed into the lot, creating road frontage for any lots to be divided off. The road would have to be designed and built to Town standards, with a turn-around per the regulations. Mr. MacLauchlan said there is a trail through this piece that connects to the Town forest behind his property. He said he would like to clean that up and maybe have a couple of spaces for people to park when using the trail.

Jeff Green for Debra Rattee – Mr. Green explained that Ms. Rattee is selling her new house on School Street and purchasing a house on Rainbow Drive. He stated that Ms. Rattee sold off a big piece last year but still owns the remainder of Map 47, Lot 44. Mr. Green provided a colored diagram of the parcels involved, pointing out the area still owned by Ms. Rattee. He explained that she wants to add a piece of Map 47, Lot 44 to the parcel she is buying, Map 46, Lot 35 (currently five acres; after the adjustment it would be 19.4 acres). Mr. Green pointed out on the diagram how this adjustment would clean up all the little strips that were created years ago. He also noted that Ms. Rattee would still own Rainbow Drive. Tom Moore asked that Mr. Green try to follow the lines of walls when possible. Board members agreed that it would be good to clean up the small strips.

Central N H Regional Planning Commission – Mike Tardiff, Executive Director of CNHRPC, was present to discuss the Visioning Session scheduled for May 10th.

Mr. Tardiff first asked how the meeting with Comcast had gone earlier in the day. George Saunderson gave an overview of the meeting with Mr. Christensen. He said those in attendance asked a lot of questions, it is a work in progress, and they hope to learn more in the next couple of weeks. Mr. Saunderson said it appears there are more possibilities and some flexibility with regard to the number of homes required per mile for coverage. He said they have been promised a map to show actual coverage areas. Stan Prescott stated that they gave Mr. Christensen some homework.

Mr. Tardiff informed the Board that the school has been secured for the Master Plan Visioning Session. One notice has been run in the Loudon Ledger; it will be run again in the early May issue. He said placards are

being done by his staff for distribution around town. Mr. Tardiff said he will have at least four members of his staff at the Visioning Session; CNHRPC will take whatever role the Planning Board would like. He said he would like the Board to participate in the individual sessions. Mr. Tardiff said he will do a presentation in the gym on data so far, the purpose of the session, etc. The group would then break out into three smaller groups for Land Use, Transportation, and other topics, followed by a break and then three more sessions. There will be set questions provided, going back to the key points of the 2001 Master Plan and the recent survey responses. He explained they will build on that base for the individual chapters of the current revision. Mr. Tardiff said they will be at the school for 8:30, with the Session beginning at 9:00. Donna will place a banner announcement on the Town's website. It was suggested that a hand-out might be done through the school. The Conservation Commission and ZBA will be encouraged to attend and participate. Mr. Tardiff will call the school regarding the set-up; he will have easels, etc. Coffee and donuts will be available. Each Board member will team up with a CNHRPC staffer for the individual sessions.

Report of the ZBA:

There is an application for Equitable Waiver of Dimensional Requirements on this month's agenda.

Report of the Board of Permit:

Stan Prescott reported that there were three Hawker and Peddler permits on the agenda, two for NHMS and Speedway Children's Charities for 2014 and one for Rymes Speedway Convenience.

Adjournment:

Dustin Bowles made a motion to adjourn at 7:43 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White
Administrative Assistant