

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
APRIL 19, 2012

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

Attendance:

Steve Jackson, Henry Huntington, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternate Bob Ordway, Ex-Officio Dustin Bowles
Bob Ordway was appointed as a voting member in the absence of Tom Moore.
Bob Butler represented the Conservation Commission.

Acceptance of Minutes:

March 15, 2012 Regular Meeting – **Henry Huntington moved to approve the minutes as written; seconded by Steve Jackson. All were in favor.**

Discussion:

Old Business:

#12-01, New England Flower Farms and Henry & Sharon Huntington – Lot Line Adjustment, in the RR District, Map 6, Lots 1, 3, & 21. Henry Huntington recused himself from this matter. Tim Bernier of T F Bernier, Inc. represented the applicants. Mr. Bernier submitted revised plans for the application. He explained that they have been working with the ZBA on some concerns about area coverage percentages for the last couple of months. As a result, the plans have been revised to include only Lots 3 and 21. This revision eliminates the percentage of coverage issue and the need for ZBA approval. Mr. Bernier pointed out that Lot 21 currently has 3.303 acres. This adjustment would take 17.939 acres from Lot 3 and annex it to Lot 21, giving Lot 21 a total of 21.242 acres. Lot 3 would be left with 74.570 acres and maintain the open space requirements.

Mr. Bernier explained that a surveying issue was discovered. He said the stonewall has always been held as the Town Line but they have found that it veers away from the wall so a slight adjustment was made there. He said the line starts at the wall at the road but is almost 31' off at the far end.

Stan Prescott made a motion to accept this application as complete and move to public hearing; seconded by Bob Cole. All were in favor.

No abutters were present. Chairman Dow closed the hearing to the public and opened it to the Board only.

Tom Dow said this plan is quite a change from the original proposal. Tim Bernier pointed out that the 50' strip to the back land is gone and that was one of the biggest areas of concern on the initial plan. **Stan Prescott moved to approve the plan as presented; seconded by Bob Cole. All were in favor.**

Henry Huntington returned to the Board.

New Business:

#12-05, Karen P. Mossman Revocable Trust – Site Development, in the C/I District, Map 50, Lot 12. Tom Dow recused himself from this matter. Matt Moore of Matthew Moore Engineering represented the applicants. There were no abutters present. Vice Chairman Stan Prescott conducted this portion of the meeting.

Matt Moore stated that he was in for a conceptual consultation in March. He reviewed that the applicants are proposing to have a farm stand in a portion of the existing garage and a rolling farm stand during the height of the season. He said the proposal is to have spaces on the lot for five cars and five golf carts to be displayed for sale. He has allowed an extra space as required by the Zoning Ordinance. Mr. Moore said there will be no site disturbance involved. He showed the approved plan for race day parking that the applicants have. Mr. Moore said there may be a possibility of putting a light in the tree at the front of the lot. He said this would be placed to allow better security on the lot but would not shine into the road. He noted that there would be soffit lights on the garage.

Henry Huntington moved to accept the application as complete and move to public hearing; seconded by Bob Ordway. All were in favor.

Requests for waivers of the following items were read:

Section 13.2 and 13.5.11 – Henry Huntington made a motion to grant the request; seconded by Steve Jackson. All were in favor.

Section 13.5.9 – Bob Ordway moved to grant the request; seconded by Bob Cole. All were in favor.

Section 13.5.25 – Steve Jackson made a motion to grant the waiver; seconded by Henry Huntington. All were in favor.

Section 13.4.4 – Henry Huntington made a motion to grant the request; seconded by Dustin Bowles. All were in favor.

Section 13.5.12 – Steve Jackson made a motion to grant the waiver; seconded by Bob Cole. All were in favor.

Mr. Moore stated that there will be no water in the building, therefore, no need for a septic system. Bob Cole asked for the number of spaces permitted for race weekends. Mr. Moore said the plan is approved for 132 vehicles. Mr. Cole said there have been questions at Rymes regarding their ongoing operation during events when their lots are used for parking. Mr. Moore said that the area used for parking is marked at the corners. Stan Prescott and Steve Jackson asked if this business would be operational during race events. There was discussion of being open during races, incoming traffic for parking, traffic crossing Route 106 for the farm stand, etc. Tom Dow said the applicants would probably want to be open during those events and be able to sell to those parking on the lot. Bob Butler asked about restrooms for employees. Mr. Moore said that a porta-potty would be provided.

Henry Huntington suggested that the condition to leave ample parking area for the farm stand if they choose to be open during race events could be part of the approval. Stan Prescott said he would want a porta potty at the minimum and wants to be sure that no lights shine into the road. **Henry Huntington made a motion to approve the site**

plan with the condition of a porta potty provided for the farm stand and, if they choose to be open on race weekends, they are to allow for appropriate temporary parking for farm stand customers; seconded by Dustin Bowles. All were in favor.

Tom Dow returned to the Board.

Board Discussion:

Master Plan survey – Chairman Dow reported that the sub-committee has had a couple of meetings with CNHRPC. A draft survey is being developed but CNHRPC was unable to get it done for this meeting.

Letter from DOT – There will be a combined public officials/informational meeting on May 22, 2012 during the scheduled Selectmen’s meeting. The purpose of the meeting is to review and discuss the rehabilitation of two bridges on NH Route 106 over the Soucook River near the intersections of Wales Bridge Road and NH Route 129.

Report of the ZBA:

There are two applications for reduced setbacks, an application for a campground, and a variance for reduced size of campsites on this month’s agenda.

Report of the Board of Permit:

Stan Prescott reported that five Hawker & Peddler permits were signed, all pertaining to the track. Letters of intent were submitted by the track; Stan turned the copies in for the Planning Office files.

Adjournment:

A motion to adjourn at 7:42 p.m. was made by Steve Jackson; seconded by Stan Prescott. All were in favor.

Submitted by,

Donna White
Administrative Assistant