

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
AUGUST 20, 2015

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

Attendance:

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

Alice Tuson was appointed to be a voting member in the absence of George Saunderson.

Acceptance of Minutes:

July 16, 2015 Regular Meeting – **Bob Cole made a motion to accept the minutes as written; seconded by Henry Huntington. All were in favor.**

Discussion:

Greg Colarusso – Mr. Colarusso explained that he and his family are trying to have a wedding venue at his mother's farm on Currier Hill. He said he was informed by Code Enforcement that this is not a permitted use in the RR District as it is considered a business. Mr. Colarusso said they would like to be the site of rural tent weddings and he would like to see this as a permitted use in the Zoning Ordinance. He said he went to the ZBA to talk about the matter but does not feel he received much guidance. Mr. Colarusso said all parking would be off-road, safety concerns would be addressed, etc. The group discussed the option of presenting the matter as a zoning amendment for the ballot in March. Mr. Colarusso was informed of the amendment process and will be kept informed when those planning meetings begin in the next month or two.

Old Business:

Application #15-03, Debra Rattee – Minor Subdivision, Map 46, Lot 35, RR District. Abutters Paula & Warren Wells, Sarah Lewis-Dalrymple, and Robert Mann were present. Ms. Rattee and her daughter were also present. Jeff Green represented the applicant. Chairman Dow stated that he would allow Vice Chairman Stan Prescott to run this portion of the meeting as he has not been present at the last two meetings.

Mr. Green distributed revised plans, noting that he has added the VanWormer leachfield as requested. He stated that he revised Note 6 to include both lots, Note 7 refers to the status of Rainbow Drive, Note 8 refers to the deed reference for M46/L18, and Note 9 shows the state subdivision approval number. He gave an overview of the project and discussion from previous meetings. Mr. Green stated that he submitted a revised maintenance agreement for the two lots involved in this subdivision. He said he believes the agreement was reviewed by the town's attorney. Stan Prescott said it appears that the applicant has done as asked with regard to the maintenance agreement. He said he did speak with the town's attorney and was basically advised to accept it as presented. Mr. Prescott said the Board wants to see the agreement recorded with the plan.

Mr. Prescott stated, for the record, that the Board has received a new letter from abutter Joe Eggleston. He said he feels that most of the items addressed in the letter have been discussed before. Mr. Prescott said he is not going to read the letter; it will be included as part of the record. Mr. Prescott asked Mr. Green if all monuments have been set. Mr. Green stated that they have been set.

Robert Mann of 70 Rainbow Drive said he came to the first meeting on this application a couple of months ago but missed the last one. He said he has tried to get an understanding of what has transpired from the meeting minutes but still has questions. Referring to the maintenance agreement, Mr. Mann asked if this was for the maintenance of Rainbow Drive or for a shared access. Mr. Prescott explained that it is for these two lots if a road association is formed. Mr. Mann asked if others are obligated to join. Mr. Prescott said they are

not. Warren Wells asked if the new lot can be accessed from Rainbow Drive. Mr. Prescott explained that the maintenance agreement will commit these two lots to participating if an association is formed. Mr. Wells said it has been indicated all along that they want to come in off School Street, and they would have to get a wetland permit if accessed from Rainbow Drive. Mr. Mann stated that Rainbow Drive is private. He asked if it is being considered a public way for the purpose of frontage. Mr. Prescott said it is a private way but the lot does have frontage. He asked if there were any other questions; hearing none, he closed the hearing to the public and opened it to the Board only. Mr. Prescott said he feels this proposal has been discussed quite thoroughly over the last three months. **Bob Cole made a motion to approve the application with the conditions that the maintenance agreement include the recorded plan number and the maintenance agreement be recorded as well; seconded by Henry Huntington. All were in favor.**

New Business:

Application #15-05, Ground Lease Acquisition Trust – Minor Subdivision, Map 50, Lot 18, CI District. Web Stout represented the applicant. Mark & Sharon Akerstrom were present as interested parties.

Mr. Stout explained that the proposal is to divide the lot into two; Lot 18 would be 4.055 acres and Lot 18-1 would be 4.14 acres. He said the lots exceed the frontage and area requirements; DES subdivision approval has been received. Mr. Stout said they have to revise the state driveway permits and should have those next week. He explained the proposed driveway locations.

Chairman Dow acknowledged the receipt of a letter from Brad Thomson of Northern Design Precast, along with samples of foliage that have fallen from the cell tower on this property. A copy of Mr. Thomson's letter will be forwarded to the property owner.

Bob Cole moved to accept the application as complete and move to public hearing; seconded by Stan Prescott. All were in favor.

Chairman Dow read a waiver for item #10 (Site Specific Soils) on the checklist; motion to grant made by Bob Cole, seconded by Stan Prescott. All were in favor.

Bob Cole made a motion to approve the application as presented; seconded by Tom Moore. All were in favor.

Application #15-06, Central NH Trailers – Major Site Development, Map 50, Lot 18-1 (newly created with approval of Application #15-05), CI District. Web Stout represented applicants Mark & Sharon Akerstrom.

Mr. Stout explained that this lot is at the corner of International Drive and Route 106. He pointed out on the existing conditions sheet that there is a cemetery which by NH RSA requires 25' setbacks. Mr. Stout distributed a new sheet #2, explaining that he combined the grading plan and site plan. He pointed out the location of the proposed 2400 sf building that will include offices, trailer prep, and parts storage. He pointed out the ten proposed parking spaces. Mr. Stout said the building will be handicap accessible. He said the building coverage is low. There will be graveled areas for trailer storage and a grass display area at the front of the lot. There will be two very shallow infiltration basins. Mr. Stout stated that lighting, building elevation, and floor plans are available for the Board's review. He showed an example of the proposed sign; they will go to the ZBA for that.

Tom Dow asked if any of the areas will be fenced in for security. Mr. Stout said there would be no fencing; there will be downcast security lighting on the building. He showed building elevations and the colors being used for the building and roof. Mr. Stout said they have to go to the state with a septic design. Tom Dow said he likes the asphalt around the building and feels the graveled area is alright. Mark Akerstrom stated that he would anticipate 100-200 trailers at the maximum. Mr. Dow said there appears to be easy access for loading and unloading. He noted that there are landscaped areas around the sign and in front of the paved area. Tom Moore said it would be nice to see landscaping between the walkway and the building. Mr. Akerstrom explained when snow comes off the roof anything up close to the building is damaged. Sharon Akerstrom said they could put hanging plants, etc. out on the farmer's porch to dress it up more. Mark Akerstrom said he could do something like a 4-5' green space in front of the porch.

Tom Moore asked why they are accessing the lot from Route 106 and not International Drive. Mr. Akerstrom explained that International Drive is a private road so there would be a maintenance agreement and costs associated with that. He said there was an existing driveway off Route 106 and they are working with the state; they want it across from Beck Road. Dustin Bowles said it would certainly be a better access than the current location. Mr. Akerstrom explained that all unloading will be done at the rear of the property. Trucks will drive in and drive out, totally out of the customer area. Mr. Akerstrom spoke about the engineering of the structure. He said he has met with the fire department; they want a basic fire alarm system and would like it monitored but it is not necessary. He said the department does want a lock box for a key and strobes on the front of the building. Tom Moore said he is very pleased with the building design; it is fitting for the town's rural character. Stan Prescott asked if there will be a light on the sign. Mr. Akerstrom spoke about doing a light arm across the top of the sign.

Stan Prescott made a motion to accept the application as complete and move to a public hearing; seconded by Henry Huntington. All were in favor.

The chairman read waivers for the following items:

#9 – Site Specific Soils. **Henry Huntington moved to grant the waiver; seconded by Bob Cole. All were in favor.**

#12 – Solid waste/location. It was stated that Mr. Akerstrom plans to make regular trips to the transfer station so would not need a dumpster onsite. Web Stout noted that there is a place available should that change. He said he could put a dashed area on the plan as the location if needed. It was agreed that the applicant would withdraw the request to waive item #12.

The Board continued to review the plan set. Stan Prescott said it would be nice to add a couple of trees in the area by the well behind the display area. Mark Akerstrom agreed to add something more; he will decide what will do ok in those soils and plan accordingly. Web Stout stated they will revise the landscape plan and update state approvals. **Henry Huntington made a motion to approve the application with an updated landscape plan provided and approved by the chairman; seconded by Bob Cole. All were in favor.**

Board Discussion:

The Board will meet on Wednesday, September 9th at 6:00 p.m. to review the proposed Excavation Ordinance.

Report of the ZBA:

Miles Smith Farm has a variance for a sign, Racing History Preservation Group has an application for a museum and a driveway in the side setback, ABJEH, LLC has an application for a 30,000 gallon CO2 tank, and Jeff Green has an application for a reduced front setback on this month's agenda.

Report of the Board of Permit:

Stan Prescott reported that there was discussion about the Boy Scout Jamboree to be held at NHMS. Greg Colarusso wants to run underground power across Currier Road; a bond of \$2,000 was set. There was discussion about sprinkler systems vs. cisterns for properties on Lower Ridge Road and Dragonfly Drive.

Dustin Bowles informed the Board that this will be his last meeting as Ex-Officio. He will be resigning as Selectman as he has taken a position elsewhere. He said Steve Ives will probably step up as Ex-Officio. The Board thanked Dustin for his many years working with the Board and wished him well in his new endeavor.

Adjournment:

Henry Huntington made a motion to adjourn at 8:35 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White
Administrative Assistant