

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
AUGUST 16, 2012

**Meeting called to order at 7:00 p.m. by Vice Chairman Stanley Prescott.**

**Attendance:**

Tom Moore, Vice Chairman Stan Prescott, Bob Cole, Alternates Bob Ordway and Jeff Green, Ex-Officio Dustin Bowles

Bob Ordway was appointed as a voting member in the absence of Steve Jackson and Jeff Green was appointed as a voting member in the absence of Henry Huntington.

Bob Butler represented the Conservation Commission and John Reese represented the Fire Department.

**Acceptance of Minutes:**

July 19, 2012 Regular Meeting – **Bob Cole moved to accept the minutes as written; seconded by Jeff Green. All were in favor.**

**Discussion:**

Dan Plourde – Mr. Plourde presented a drawing of the proposed driveway/traffic flow and parking layout for his store on South Village Road. He said he wants to avoid having cars backing into the street so he designed the driveway to be one way around the building, with diagonal parking spaces on the southern side of the property. Mr. Plourde said he would prefer not to spend money for plans. Stan Prescott said the Board would want a plan just as others have had to do. Mr. Plourde said he would drop the idea of using the drive-up window and going around the building if he had to do plans. Bob Cole said he likes the idea but feels that Mr. Plourde should do this by the regulations as others have had to do. Tom Moore said he would agree that the Board would need to see engineered drawings. Dustin Bowles said he would agree and that the Board has to hold the line for everyone. Stan Prescott said the concept is good. He said the Board has held the line for others and knows this was an existing business but there are several changes. Mr. Plourde stated that he feels it would be ludicrous to spend money on a driveway for an existing business.

Master Plan survey – Mike Tardiff of Central NH Regional Planning Commission met with the Board. Mr. Tardiff explained that he attended the DOT hearing held at the Loudon Community Building the previous evening. He said the public's concerns were heard and he feels those concerns could be addressed through the Master Plan survey that is scheduled to go out to Loudon property owners. Mr. Tardiff handed out a list of additional transportation questions that he has drafted for the Board's review and possible

inclusion in the survey. These questions relate to safety issues and would be responsive to the DOT meeting. Mr. Tardiff said there is not a lot of funding available for such projects but there might be some safety funds available. He said a case has to be built for these projects so he thought it would be good to have questions to see if the support would be there. Mr. Tardiff suggested that he meet with Donna and DOT representatives to come up with questions for the survey and the Master Plan's Transportation Chapter. He recommended putting something in the Ledger to make people aware of the survey that will appear in the October issue. There was discussion about having the DOT plans available for review by the public. A set of the plans and the study will be available at the Town Office.

Mike Tardiff informed the Board that he and Ruairi O'Mahony plan to attend the Board's September meeting to discuss the Transportation Chapter of the Master Plan.

**New Business:**

**Old Business:**

**Board Discussion:**

Loudon Woods Estates – Board members reviewed an email received from Dan Aversa requesting that the Board rescind a condition of the subdivision approval relative to several lots needing residential sprinkler systems. This request is similar to one received from Mr. Aversa in June for his Wellington Way subdivision. Stan Prescott noted that the intent of the Zoning Ordinance is that subdivision lots must be within 2000' of a cistern. He said Mr. Aversa's request reads that the request is due to recent legislation but he feels it should be clarified that the change to the Zoning Ordinance in March would eliminate the need for the sprinkler systems. For that reason Mr. Prescott said that the Notice of Decision for Wellington Way on June 21, 2012 should be changed to read 'due to the Zoning change from 1000' to 2000' rather than 'due to recent legislation'. All were in agreement.

The discussion then returned to the Loudon Woods Estates request. John Reese stated that the distances from the cistern on Bert Lane to the lots listed in condition #16 of the approved plans have been measured. Each of the lots in the condition meets the 2000' distance from the cistern except Lot 23-18. Lot 23-18 is the one nearest the brook on Chichester Road and is 2500' from the cistern. Mr. Reese said that he would write a letter to the Board with this information. After further discussion it was the conclusion of the Board to rescind the condition for the lots that fall within the limits of the Zoning Ordinance and that Mr. Aversa could seek relief on Lot 23-18 from the Zoning Board.

**Bob Cole made a motion to rescind sprinklers being required, condition #16 on Plan #18615 Map 2, Lot 23, 23-14, 23-15, 23-16 (phase 2) and Map 2 Lot 23-1 (phase 1) approved 8/16/2007 recorded at the Merrimack County Registry of Deeds on 9/10/2007; seconded by Tom Moore. All were in favor.**

Letter to Plourde Sand & Gravel – The Board reviewed a letter sent to Plourde Sand & Gravel by Pauline Haines as a disapproving abutter. The letter states the abutter's

concern of the excavation getting too close to her boundary. After discussion of the location and situation it was agreed to have Donna send a letter to Bob Fiske. It was the Board's consensus to have the matter looked into by Code Enforcement, recommending that Mr. Fiske contact both Mrs. Haines and Mr. Plourde to discuss the concerns and verify distances. Tom Moore asked if this is something that the landowners could settle or if a surveyor is needed. Stan Prescott said that he recently surveyed the Haines property and that could be used in this case.

Purchase of Legion property – The Board reviewed a Letter of Intent between the Board of Selectmen and the American Legion Post #88 for the proposed purchase of property at 55 South Village Road. Bob Cole said he feels this is a great opportunity for the Town. Stan Prescott said he would agree. There was brief discussion amongst Board members. **Bob Cole made a motion to write a letter from the Planning Board in support of the Selectmen purchasing the Legion property; seconded by Jeff Green. All were in favor.**

Capital Improvements Program – Donna will check with department heads about the best day and time for a committee meeting. Board members will be notified once a meeting date is determined.

**Report of the ZBA:**

There is no ZBA meeting this month.

**Report of the Board of Permit:**

There was no Board of Permit this month.

**Adjournment:**

Jeff Green made a motion to adjourn at 8:30 p.m.; seconded by Bob Ordway. All were in favor.

Submitted by,

Donna White  
Administrative Assistant