

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
AUGUST 18, 2011

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

Attendance:

Henry Huntington, Tom Moore, Steve Jackson, Chairman Tom Dow, Vice Chairman Stan Prescott, Alternate Bob Ordway, Ex-Officio Dustin Bowles

Acceptance of Minutes:

July 21, 2011 Meeting – **Dustin Bowles moved to accept the minutes as presented; seconded by Stan Prescott. All were in favor.**

Discussions:

NHMS – Holiday light drive-thru show – Christa Kwarta, Senior Director of Events, spoke with the Board about a proposed “Gift of Lights” to be held at NHMS. She introduced David Fred of Winterland, Inc. and Julie Miles of Miller Davis Agency. Mr. Fred informed the Board that his company does sixty-five shows nationwide. He said this is a family event that would run from mid-November through January 1st. Mr. Fred explained that there may be an out-of-car experience where visitors could have one free photo per car with Santa, have some hot chocolate, and light refreshments. He said that December 5th is scheduled as a free day for members of the Loudon community, sponsored by NHMS. Mr. Fred stated that the tallest display would be no more than 20’ in height, with the Twelve Days of Christmas being the largest display at 600’ in length. The drive-thru would take thirty-five to forty minutes during the busiest times, generally weekends.

Ms. Miles explained that discounts would be given if visitors brought food or clothing donations. She said that December 9th will be Channel 9 night and the admission will be \$9 when making a Toys for Tots donation. Ms. Miles said that the Union Leader will sponsor a free community night as well as one week of discounts with a Toys for Tots donation. She explained that they will be working with multiple charities including NH Food Bank. Speedway Children’s Charities will receive \$2 per car that visits. A hand-out of details was presented to the Board. It was explained that 7,500-10,000 cars are anticipated over the forty-five day period. Ms. Kwarta said that they will start bringing materials in during early October. Power upgrades will be done, inspections will be done, and a site plan will be provided. Tom Moore expressed his concern of visitors being backed up onto Route 106 and being an issue in the event of snow plows in the area. Mr. Fred pointed out that they have room for two hundred cars to be in line at the gate area. It was noted that there is also space to bank cars to keep them off the main road while waiting to enter. Mr. Fred explained that he will have four

supervisors onsite to oversee the set-up and NHMS staff will be used as security and ticket takers. He said that Fiesta Shows out of Seabrook will handle the Santa's Village area. The route and traffic pattern were explained. Ms. Kwarta will stay in contact with Bob Fiske and Jeff Burr.

Ms. Miles said they would like to begin promoting this event in the near future. She asked about creating a light display of the Gift of Lights logo which would be about 14' high and 10' wide. She said they would like to have this displayed during the September race event and then from November 1st on. It was suggested that she see Bob Fiske about this display.

Skyline Property Advisors – Oak Hill Tower – Gin Valente explained that Skyline Property Advisors is working as a sub-contractor of Green Mountain Communications and she spoke about the NHSafeNet Microwave Project for the State Police. She explained that the plan is to put three microwave dishes on the 160' tower; two will be replacements and one will be an additional dish. Ms. Valente stated that the two replacements will be about 2' wider than the existing dishes and will be at heights of 70' and 82'. The additional dish will be placed at 70'. She said that the project is an upgrade of towers around the state. Ms. Valente informed the Board that an analysis was performed, including a structural report, and all is in order. She said they are not increasing the height and the cabinets will be installed in an existing shelter. An electrical permit will be pulled. The Board thanked Ms. Valente for keeping them informed.

Horizons Engineering – Freedom Hill Co-op – Michael Duffy represented the Co-op for this discussion. Donna Rollins, president of the Co-op Association, was also present. Mr. Duffy said that his company has worked with the Association for five years in assessing their needs, finding funding, and completing some of the necessary improvements. He explained that the Co-op has some funds left and they would like to replace the maintenance building with a new building to store equipment and possibly house an office. Mr. Duffy said this is a conceptual plan and there will be five sheets in the plan set when done. He said a government engineer will review the plans because of the funding source and the work will be publicly advertised for bids. He explained that they plan to clean up the area and would be building a 50' x 70' metal building, slab on-grade, with three overhead doors and two pedestrian doors. They will design a septic system and use the existing water service. He stated that the existing building would be demolished, leaving the slab as a housekeeping pad. New overhead service would be brought to the building and there would be no pavement. The Board agreed that a site plan application would be needed. Mr. Duffy asked about several items on the submittal checklist and the waiver process. He was advised to review the Zoning Ordinance with regard to slopes. Mr. Duffy will meet with Bob Fiske and Jeff Burr to discuss the proposed project.

Old Business:

#11-11 Debra Rattee – Minor Subdivision, in the RR District, Map 47, Lot 44. Chairman Dow stated that a request to withdraw this application was received from the applicant's agent.

New Business:

Board Discussion:

Master Plan – The Board reviewed a list of chapters and presenters from when the Master Plan was last updated. Each member selected sections of the Plan to review in preparation of the current update.

Park & Ride – CNHRPC contacted the office with regard to the Town's interest in creating a park & ride area on a piece of State-owned property on Route 129. It was agreed that there is not a great need for this at this time but perhaps when Route 106 is widened. CNHRPC will be notified of the Board's response.

Report of the ZBA:

There is an application for a reduced side setback and a discussion about signage on the agenda for this month.

Report of the Board of Permit:

Stan Prescott reported that the following were covered at the meeting: 1) an anonymous complaint about race day parking without a permit; it was discovered that the party in fact did have the proper permit; 2) a review of the July race event parking was received from Donna; and 3) a hawker & peddler permit was issued for NHMS.

Adjournment:

A motion to adjourn at 8:46 p.m. was made by Tom Moore; seconded by Dustin Bowles. All were in favor.

Submitted by,

Donna White
Administrative Assistant