

**APPROVED**

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
DECEMBER 16, 2010

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

**Attendance:**

Chairman Tom Dow, Tom Moore, Henry Huntington, Steve Jackson, Vice Chairman Stanley Prescott, Bob Cole, Alternate Jeff Green, Ex-Officio Steve Ives

**Acceptance of Minutes:**

November 18, 2010 Meeting – **Henry Huntington made a motion to approve the minutes as written; seconded by Steve Ives. All were in favor.**

**Discussion:**

Hermel Fortier – Mr. Fortier submitted a letter to the Board, asking for a reduction in the bonding requirement regarding the newly constructed road on Oak Hill Road. Donna gave an overview of the project to date, noting that the road agent has looked at the road and found everything to be in order. The Louis Berger Group, in a brief email and a phone conversation, has agreed that the construction was done to plan and is complete. A formal letter from The Louis Berger Group is forthcoming. Donna explained that the subdivision plans have not yet been recorded as there was no bond in place. Mr. Fortier completed the roadwork so as not to have to secure a bond in the full amount of the construction cost estimate of \$210,529. Per the Land Development Regulations, Section 24.6.1, 15% of the original amount will be held as a maintenance surety. There was brief discussion. **Stan Prescott made a motion to set the bond amount at \$31,579 (15% of \$210,529); seconded by Bob Cole.** There was discussion of the term of the bond. **Mr. Prescott amended his motion to read: to set the bond amount at \$31,579 (15% of \$210,529) until such time that the road is accepted by the Town. Mr. Cole was in agreement with the amended motion. All were in favor.**

**Old Business:**

**New Business:**

Application #10-15, Peter Dumont/Dumont Sales – Change of Use, in the C/I District, Map 66, Lot 4. Mr. Dumont explained that the property that he owns on Route 106 was most recently approved for NH Picket Fences, which moved from the property a year ago. He said he would like to use his property for storage and consignment/sales of boats, rvs, and other vehicles. Mr. Dumont said that he would be using the existing structures. He said he would slightly expand the display area at the front of the lot where NH Picket Fences had materials. Tom Dow asked Mr. Dumont if he planned to do any repairs at the property. Mr. Dumont said he does not plan to do repairs. He said he

would just like to get something going at this point. He said he will put lights up for parking lot security and would give the fire department a key to the lot if they wanted one. Donna informed the Board that Fire Chief Burr called the office with regard to this application. The chief said that the fire department would be looking for emergency lights and exit signs in the office building once Mr. Dumont is ready to open for business. He said they will do an inspection at that time.

Steve Ives noted that when Mr. Dumont was in to speak with the Board a month or two ago he was proposing only storage, yet now he is talking about consignment and sales. Mr. Dumont said that was correct, noting that the property was used for equipment sales in the past and he felt it would be a better business opportunity rather than just the storage. Tom Moore stated that Mr. Dumont mentioned putting up additional lighting. He cautioned Mr. Dumont to be careful about lighting. Mr. Dumont said there are currently lights on the corners of the building and in a tree, all shining on the lot itself. Stan Prescott said to be sure they are not going to shine on the neighbors or the road. Mr. Dumont said he would probably have motion lights and would be sure they do not project into the road or neighboring properties.

Tom Moore asked Mr. Dumont if he plans to have a sign. Mr. Dumont said he would get a permit to put one up on the building where NH Picket Fence had one. He is familiar with the sign regulations. It was asked what Mr. Dumont would use for storage facilities. He said there is an existing storage trailer behind the building and he plans to add two 40' ground-level boxes in the same location for storage of display items. He said he would move items out for display during the day and store them at night.

**Bob Cole made a motion to accept the application as complete; seconded by Tom Moore. All were in favor.**

Steve Ives asked how many items there would be on the lot. Mr. Dumont said he is not sure what will come in at this time. He said it will all be neatly organized inside the fenced area of his property.

**Steve Jackson made a motion to approve the change of use for travel or camping trailer, motor home, boat, motorcycle, retail sales as presented, with all business to be conducted within the fenced area; seconded by Bob Cole.** Stan Prescott asked if hours of operation should be set. There was brief discussion and it was agreed by the majority that there was no need. **All were in favor.**

### **Board Discussion:**

DeCato lot merger – Evangia DeCato submitted a voluntary lot merger for Map 11, Lot 12 and Map 2, Lot 27. Bruce Marshall introduced himself to the Board as a buyer of the properties. He and a partner are purchasing the parcels and plan to operate as has been done by DeCato Sand & Gravel. Mr. Marshall said that they plan to do some topography work in the spring and create a long-term plan. The Board reviewed and signed the merger request.

Parking permit review – Donna showed the Board copies of a parking lot that was submitted for review. Members agreed that the plan needed to be on one large piece of paper rather than various ones that have to be taped together and that the spaces should be numbered. Donna will contact the permit holder.

Flood hazard areas – Steve Jackson informed the Board that he has just been through a six-month process to have a property taken out of the Special Flood Hazard Area (SFHA). He said the process is quite involved but the end result will save the homeowner from having to carry pricey flood insurance. Steve suggested that the Board might want to consider SFHA when reviewing subdivisions and other land use applications. He said he feels it would be good to consider when looking at the building area and making sure that buyers are aware of the SFHA. There was discussion about designations done by surveyors on such plans. It was agreed that it would be good to look at the SFHA maps each time.

Yeaton letter – Donna read a letter from Bruce Yeaton that was sent to the State DES in September with regard to a stone barrier adjacent to Sanborn Pond Dam. There was brief discussion about the work on the dam and the purpose of the temporary barrier.

**Report of the ZBA:**

Donna reported that there is a special exception for a gravel pit for DeCato Sand & Gravel and a variance of the amount of permeable area and a special exception for reduced setbacks for the Faith Community Bible Church on the agenda.

**Report of the Board of Permit:**

Stan Prescott said that there was no Board of Permit meeting this month.

**Adjournment:**

A motion to adjourn at 8:16 p.m. was made by Steve Jackson; seconded by Tom Moore. All were in favor.

Submitted by,

Donna White  
Administrative Assistant