

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
DECEMBER 19, 2013

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

Attendance:

Chairman Tom Dow, George Saunderson, Henry Huntington, Tom Moore, Stan Prescott, Bob Cole, Alternate Bob Ordway, Ex-Officio Dustin Bowles
Julie Robinson represented the Conservation Commission.

Acceptance of Minutes:

November 21, 2013 Regular Meeting – **Stan Prescott moved to accept the minutes as written; seconded by George Saunderson. All were in favor.**

Old Business:

Application #13-18, 4 McNeil Properties, LLC – Major Subdivision on Lovejoy Road in the RR District, Map 39, Lot 10. Stan Prescott recused himself from this case. Bob Ordway was appointed as a voting member for this case. Abutter Jon LeBrun was present. Web Stout of FWS Land Surveying represented the applicant.

Mr. Stout presented a revised lot configuration plan to Board members. He displayed the initial plan so the two could be compared. He explained that they cannot do much with the area or lines of Lot 10-1. He pointed out that they shifted a line and extended it straight back on Lot 10-2. Lot 10-2 went from 2.5 ac to 2.8 ac; Lot 10-1 went from 2.08 ac to 2.06 ac; and Lot 10 went from 3.3 ac to 3.03 ac. Mr. Stout stated that he has State subdivision approval on the initial plan but has not yet submitted the revised plan as he wanted to get the Board's thoughts first.

Tom Dow said the Board realizes that what is being done to the property is a good thing; it will remain the Lovejoy Farm to some degree. He said making the adjustments and configuring the best they can is what the Board is looking for. Hearing no questions from the public, the chairman closed the hearing to the public and opened it to the Board only. Tom Moore said the applicant has done about as good as they can with what the Board is asking.

Chairman Dow read a request for a waiver of Section 12.4.10 and 12.5.12 (site specific soil survey). **Henry Huntington made a motion to approve the waiver; seconded by Bob Cole. All were in favor.**

Tom Moore made a motion to grant approval of the application; seconded by Bob Cole. In favor – Bob Ordway, George Saunderson, Henry Huntington, Tom Moore, Tom Dow, Bob Cole; Opposed – Dustin Bowles. Majority in favor – APPROVED. State subdivision approval is needed prior to the signing of the final plans; the two new lots (10-1 and 10-2) will be subject to impact fees. Mr. McNeil was reminded to see the Fire Department prior to working on the duplex conversion.

Stan Prescott returned to the Board.

Board Discussion:

Zoning amendments – George Saunderson addressed a proposed amendment to clarify contiguous buildable area and to require that area to be where a house and accessory buildings would go. Stan Prescott explained that they added ‘buildable’ to the definition of contiguous area and added the last sentence relative to the placement of a house. He used a lot on Greenview Drive as an example, noting that the buildable area was at the back of the lot but you would have to cross a wetland to access the area. He said this seems to be a housekeeping matter. There was brief discussion about the proposed amendment. The Board agreed to hold a public hearing on the amendment at the start of the next scheduled Planning Board meeting. This would be on January 16, 2014 at 7:00 p.m., with the regular meeting to follow. It was noted that the wording, contiguous buildable area, should be made uniform on the Table of Dimensions and any other spot it may appear within the Zoning Ordinance.

Capital Improvement Program – Stan Prescott spoke about the CIP update. He explained that the committee reviewed and ranked new applications, adding them to the improvements schedule. He noted that police cruisers will now be shown on the schedule so that all capital purchases are included. Donna will speak with the assessor about valuations and formulas for calculating tax rate impact and then complete the update for review and public hearing.

Report of the ZBA:

There is no meeting this month.

Report of the Board of Permit:

Stan Prescott reported that there was no meeting this month.

Henry Huntington stepped down from the Board. He informed the Board that the appeal filed on the New England Flower Farms approval will go forward; the court date is January 2, 2014 at 10 a.m.

Adjournment:

Stan Prescott made a motion to adjourn at 7:35 p.m.; seconded by Tom Moore. All were in favor.

Submitted by,

Donna White
Administrative Assistant