

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
DECEMBER 15, 2011

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

Attendance:

Steve Jackson, Henry Huntington, Tom Moore, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternates Jeff Green and Bob Ordway, Ex-Officio Dustin Bowles
Bill Gabler represented the Conservation Commission.
John Reese represented the Fire Department.

Acceptance of Minutes:

November 17, 2011 Meeting – **Henry Huntington moved to accept the minutes as written; seconded by Dustin Bowles. All were in favor.**

November 10, 2011 Zoning Workshop – Steve Jackson asked if a builder can volunteer to install sprinkler systems in houses under the new sprinkler legislation. John Reese said they can but Local Government Center recommends that towns not go that way as the builder could agree to do it and then not install the system, leaving the Town with no recourse. He explained that if the Town did not have an ordinance addressing sprinkler systems prior to July 1, 2011 they cannot be required. **Steve Jackson made a motion to accept the minutes as written; seconded by Bob Cole. All were in favor.**

November 17, 2011 Capital Improvements Program public hearing – **Henry Huntington moved to accept the minutes as written; seconded by Stan Prescott. All were in favor.**

November 17, 2011 CNHRPC/Master Plan update – **Bob Cole made a motion to accept the minutes as presented; seconded by Henry Huntington. All were in favor.**

December 8, 2011 Zoning Workshop – **Steve Jackson made a motion to accept the minutes as written; seconded by Henry Huntington. All were in favor.**

Old Business:

#11-14, Loudon-Penguin Real Estate Holdings – Minor Site Development, in the C/I District, Map 49, Lot 115. Chairman Dow read a letter submitted by the applicant's agent requesting to table until the January meeting. **Stan Prescott made a motion to continue the application to the meeting of January 19, 2012 at 7:00 p.m. in the Community Building; seconded by Dustin Bowles. All were in favor.** There will be no further notification.

Board Discussion:

Eric Woodman – It was reported at the last PB meeting that a deed was recently received by the Selectmen’s office. The deed reverses parts of a lot line adjustment that was done by Mr. Woodman and other parties on Chichester Road. Jeff Green stated that the parties are working on getting a release from the bank so the situation can be corrected.

Frank Merrill/Alden Moore – Donna reported that the construction estimate for the access road behind Z-1 and Red Roof Inn has been reviewed by the Town’s engineer. Copies of Mr. Puntin’s comments were given to each board member for review and discussion. The construction estimate was submitted as \$63,536; per Section 24.1 of the Land Development Regulations the Board agreed to request a surety totaling up to one hundred and ten percent of the estimated project cost. **Tom Moore made a motion to set the bond amount at \$70,000; seconded by Bob Cole. All were in favor.**

Master Plan survey – Copies of various sample surveys, two of which were done through Survey Monkey which is recommended by CNHRPC, were handed out to the board members. There was a brief discussion on ways to inform the community of the survey (Ledger, Town’s website, available at the Town Office and Library). Donna was asked to put something into the next edition of the Ledger about the upcoming survey. This will also be posted at local posting sites. Board members will review the surveys and come to the next meeting with recommendations for the Town’s survey.

Report of the ZBA:

There are two special exceptions (reduced setbacks and fuel tank over 500 gallons) and a variance (amount of impermeable coverage) for the Beanstalk Store and a variance for reduced acreage for David Osborne on the agenda this month.

Report of the Board of Permit:

Stan Prescott reported that the Hemlock Hill facility was the only item on the agenda.

Adjournment:

A motion to adjourn at 7:42 p.m. was made by Dustin Bowles; seconded by Stan Prescott. All were in favor.

Submitted by,

Donna White
Administrative Assistant