

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE

**COPY**

PLANNING BOARD MINUTES  
OF DECEMBER 21, 2006

**Meeting called to order at 7:10 PM by Chairman Tom Dow.**

**Attendance:**

Vice Chairman Stanley Prescott, Tom Moore, Bob Ordway, Chairman Tom Dow, Gary Tasker, Henry Huntington, and Ex-Officio Dustin Bowles were present. Julie Robinson was present to represent the Conservation Commission.

**Acceptance of Minutes:**

November 16, 2006 Public Hearing. *Dustin Bowles made a motion to accept the minutes as presented, seconded by Tom Moore. All were in favor.*

November 18, 2006 Wellington Lane Site Walk. *Stanley Prescott made a motion to accept the minutes as presented, seconded by Dustin Bowles. There was no discussion. All were in favor.*

It was noted that there should have been minutes of the November 18, 2006 Decato Site Walk, attended by Tom Dow, Tom Moore, Stanley Prescott, and Dustin Bowles. The chairman will get notes to the secretary for presentation at the next meeting.

**Discussions:**

- 1. Tony Merullo-**Mr. Merullo submitted a letter requesting a reduction of his road bond for Creekwater Lane. Copies of the letter and related estimate schedule were presented to all Board members for review. The chairman reviewed a memo from town engineer Tony Puntin and stated that it appeared that Mr. Puntin is in agreement with the information provided by Mr. Merullo. The Board will conduct a site walk of the road on Saturday, January 6, 2007 at 8:00am.
- 2. Septic Disposal Solutions-**Conceptual Review-Paul Johnson explained a little about Septic Disposal Solutions and told the Board about the septage processing plant they are proposing to establish in Loudon. He outlined the process of separating the liquid and solids of the incoming septage and explained that both the liquid and separated solids will leave the site. The facility would be located on property owned by David Moody. There was discussion about the zoning of the property, traffic flow, the entrance road, state regulation of the facility, and what the Board would be expecting to be submitted in the application process. Bill Gosse, a partner in SDS, explained the operation that they currently operate at the Pittsfield Treatment Facility. He will arrange for a tour of that facility with the plant superintendent and get back to the Board with details. Darlene Johnson asked about the timeframe of going to the Zoning Board for special exception and submitting an application to the Planning Board. It was suggested that they could go to the ZBA next week for discussion and then submit formal application for special exception. A site walk of the proposed location will also be arranged.

**Old Business:**

- 1. Application # 06-32, Evangia Decato** – Major Subdivision, Located on Chichester Road, in the RR District. Map 2, Lot 27. Jeff Green was present to represent the applicant. There were no abutters present. Mr. Green reviewed the project for the Board and stated that some changes have been made to the plan, addressing concerns voiced by the Board at the last meeting. He submitted a waiver request and state subdivision approval. *Dustin Bowles made a motion to accept the application as complete and move to public hearing, seconded by Bob Ordway. All were in favor.* The Board reviewed the plan and changes. After hearing no questions from the floor, Chairman Dow closed the hearing to the public and opened it to the Board only. He read the waiver request submitted by Mr. Green. This waiver addresses section 12.5-9. *Bob Ordway made a motion to grant the waiver, seconded by Henry Huntington. There was no discussion. All were in favor. WAIVER GRANTED.* Stan Prescott questioned the steep slope area at the back of the proposed lots. There was discussion about that area of the lots and it was agreed that the area is not a problem and doesn't impact the buildable area. *Motion to approve the application was made by Tom Moore, seconded by Henry Huntington. All were in favor. MAJOR SUBDIVISION APPROVED.*

**New Business:**

None

**Board Discussion:**

- 1. George & Lorraine Duprez**-It was brought to the Board's attention that Mr. and Mrs. Duprez were to deed a parcel to the town as conservation land per their subdivision approval in March of 2006. Lot 32-4 of their Bear Hill Road subdivision has not been conveyed to the town as of this date. There was discussion about the conditions of the subdivision process and approval. The secretary will draft a letter to Mr. and Mrs. Duprez asking that they handle this matter immediately.
- 2. Dan Aversa**-Mr. Aversa requested a reduction in his letter of credit for Wellington Way Properties a couple of months ago. The secretary reported that Mr. Aversa called the office earlier today to say he will be installing the guardrail in the area of concern and will be doing some clean-up and further erosion control and would like the letter of credit reduced to \$68,000. The Board has done a site walk and has a memo from town engineer Tony Puntin. All are in agreement that there are outstanding issues at the property and these issues need to be addressed before the Board will consider reducing the amount of the letter of credit. The secretary will draft a letter to Mr. Aversa, informing him of the need for 'as built' plans and completion of the work
- 3. Alternate Position**-Chairman Dow stated he would like to recommend Steve Jackson be appointed to fill the vacancy created when Clem Lyons resigned from the Board. Dustin Bowles and Stan Prescott voiced concerns about potential conflicts of interest with Mr. Jackson sitting as a member due to his occupation. Mr. Jackson said he agrees that he would need to step down if he sees a conflict when considering an application. *A motion to appoint Steve Jackson as a Planning Board Alternate, through March 2007 to*

*complete Clem Lyons' term, was made by Gary Tasker, seconded by Bob Ordway. All were in favor.* There was discussion about the need to stagger the terms of alternates as they both expire in March of 2007 at this time. This will be adjusted at the next appointment. Mr. Jackson will see the town clerk to be sworn in.

4. **Conservation Commission Invitation**-Julie Robinson invited the Board to attend a presentation of NH Fish & Game wildlife action maps on January 10, 2007 at 6pm in the community building. She explained that this will be approximately an hour-long presentation and explained that the maps that can be used to pinpoint wildlife habitat, steep slope areas, and wetlands.
5. **Capital Improvement Plan**-Chairman Dow stated that he needed two Board members to work on the CIP committee, one of those to chair the committee. Stan Prescott and Bob Ordway agreed to sit on the committee. The secretary will coordinate a committee meeting date with Mr. Prescott.
6. A variety of general correspondence (brochures, seminars, public hearings for area cell towers) was presented to the Board members for review.

#### **Report of the ZBA:**

There are two applications before the ZBA. One is for a special exception for reduced side and rear setbacks on Clough Hill Road and the other is for a special exception for reduced setbacks and a variance for steep slopes on Bee Hole Road (continued to January 25, 2007 meeting). There is also a request for a building permit extension submitted by Steve Jackson on behalf of Dana & Christine Eldred. Roy Buttrick will be in to discuss the zoning of his two lots on Route 106. The Board will discuss the adoption of a rule for the proper timeframe to file an appeal of an administrative decision.

#### **Report of the Board of Permit:**

Tom Dow reported there was no Board of Permit meeting this month.

A motion to adjourn at 9:20pm was made by Stanley Prescott; seconded by Tom Moore. All were in favor.

**Respectfully submitted,**

**Donna White**