

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
FEBRUARY 20, 2014

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

Attendance:

Chairman Tom Dow, George Saunderson, Henry Huntington, Tom Moore, Bob Cole, Alternate Bob Ordway, Ex-Officio Dustin Bowles

Bob Ordway was appointed as a voting member in the absence of Stan Prescott.

Acceptance of Minutes:

January 16, 2014 Regular Meeting – **Bob Cole made a motion to approve the minutes; seconded by George Saunderson. All were in favor.**

Discussion:

Michael Rowe informed the Board that he wants to rent a bay at Harry-O's and was told by Bob Fiske to submit a letter of intent, which he did. That letter went to the Board of Selectmen and from there he was told that he would have to see the Planning Board because it is a change of use. He presented copies of the letter to all Board members. Mr. Rowe explained that he and his cousin buy storage containers of various goods, and they need a place to clean the stuff up and stage for flea markets that they do during the summer. He said he advertises the goods on Craigslist and meets buyers by appointment. This would be a pick up spot, there would be nothing stored outside, and they might do a yard sale once a year to clear out inventory. Dustin Bowles said he sees no problem if there are no complaints of extra traffic, noise, etc. The Board briefly discussed the intent and agreed if Mr. Rowe is storing goods and meeting by appointment there would be no real impact. It was agreed to write it up as such, make sure that Bob Fiske has a copy, and if Mr. Rowe expands beyond the intent stated in his letter then the Board would want him to come back for a full review and notification of abutters. **Bob Ordway made a motion to approve the use of the bay at Harry O's for the intent stated in Mr. Rowe's letter; seconded by Bob Cole. All were in favor.**

Old Business:

Application #14-01, Bumfagon, LLC – Lot Line Adjustment on Bumfagon Road in the AFP District, Map 52, Lots 5 & 5-1. Tom Dow read a request from Web Stout, the applicant's representative, to continue the application to the meeting of March 20, 2014. He also read a letter from Joe Bohi and Mark Plantier requesting the same. **George Saunderson made a motion to continue the application to March 20, 2014; seconded by Bob Cole. All were in favor.** The meeting will be at 7:00 p.m. in the Community Building and there will be no further notification.

Board Discussion:

Master Plan update – Mike Tardiff and Matt Monahan from Central NH Regional Planning Commission met with the Board for a review of the update process to date. Mr. Tardiff explained that the Transportation chapter is complete, the Economics chapter is ready for review, and they would like to work on a visioning session. He said they could have the background information ready for May or June and would be ready for a visioning session or two. Mr. Tardiff said it would probably be best to do the session some evening as it might be difficult to get public participation on a weekend. He said having 25-30 people would be nice. Mr. Tardiff said they would update demographics and mapping with the group. He said a Saturday morning could work as well. Board members agreed that a Saturday would be best; it seemed to work well when they did previous sessions. Donna was asked to check on the school's availability for a Saturday from 9 a.m. to noon, mid-May/early June. It was suggested that the ZBA be included as well and that representatives of the Conservation Commission assist with the Natural Features (previously referred to as Conservation, Preservation, and Open Space) section. The visioning session will be promoted at the upcoming town meeting.

Mr. Monahan said he would like to meet one more time with the Economics sub-committee. He presented the chapter update, a summary of actions taken to date. He said they will mesh the chapter together after the visioning session. Mr. Tardiff and Mr. Monahan will come to the March 20th Planning Board meeting to discuss the update in further detail. The Board was asked to provide names of Conservation Commission and Planning Board representatives for the Natural Features section. Mr. Monahan will get some dates to Donna for the Economic sub-committee meeting.

Capital Improvements Program Public Hearing:

Because there was nobody present for this public hearing it was moved from the beginning of the meeting to this point on the agenda. Chairman Dow stated that the public hearing is to review the changes made to the CIP but having previously done this as a Board, there was no reason to go through it again since there was no one from the public at the hearing. Board members agreed. **Henry Huntington made a motion to approve the Capital Improvements Program 2014/15 to 2019/20 as presented; seconded by Tom Moore. All were in favor.**

Board Discussion:

Cisterns – Donna informed the Board of a recent issue with regard to the issuance of a certificate of occupancy prior to the installation of a cistern at the TTD, LLC subdivision on Route 129 and Pittsfield Road. The cistern is a requirement of the approval based on the number of lots in the subdivision but the developer did not feel that the cistern had to be installed at this point as there was only one house being built. The matter went to the Board of Selectmen who agreed that the CO could be issued for the first house, but an agreement that the cistern had to be installed and operational prior to the issuance of any additional COs would be established between Mr. Dumont and the Town. The Board discussed the need to stress the timeframe of cistern installation; John Reese submitted proposed language to address this in the Zoning Ordinance. It was suggested that the matter be addressed as an application checklist item, clearly stating that any fire department residential water supply must be operational before the issuance of the first occupancy permit for the subdivision.

TTD, LLC well overlay – The Board reviewed a lineament overlay map that was submitted by TTD, LLC as a condition of their subdivision approval.

Traffic count – The Board recommended that any roads/areas that have not been part of the yearly traffic count for the last five years, especially if there has been new development, be included in this year’s request to CNHRPC.

Broadband meeting – George Saunderson and Bob Cole recently attended a meeting on broadband in NH. They said CNHRPC would be glad to assist the town in any way they could. Dustin Bowles reported that the Selectmen will be meeting with Brian Christensen from Comcast in the near future to discuss the franchise agreement.

Report of the ZBA:

There is an application for a special exception for operating hours for ESMI on this month’s ZBA agenda.

Report of the Board of Permit:

There was no meeting this month.

Adjournment:

Dustin Bowles made a motion to adjourn at 8:20 p.m.; seconded by Tom Moore. All were in favor.

Submitted by,

Donna White
Administrative Assistant