

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
February 16, 2017

Meeting called to order at 7:00 p.m. by Vice Chairman Stanley Prescott.

Attendance:

Vice Chairman Stanley Prescott, Bob Cole, George Saunderson, Henry Huntington, and alternate Alice Tuson. Bill Lake from the Fire Department was in attendance.

Vice Chairman Prescott made Mrs. Tuson a voting member in the absence of Mr. Moore.

Acceptance of Minutes:

January 19, 2017 Regular Meeting –Vice Chairman Prescott pointed out in the discussion section there is an M in front of Vice. Chairman that needs to be removed. Mrs. Tuson also corrected the spelling of her name. **Mr. Cole made a motion to approve the minutes with the corrections; seconded by Mr. Saunderson. All were in favor. Motion carried**

January 19, 2017CNHRPC Meeting- Vice Chairman Prescott said the members of the Conservation Committee need to be added for attendance. Sandra Blanchard and one other member were present. **Mr. Huntington made a motion to approve the minutes with the corrections; seconded by Mrs. Tuson. All others were in favor. Motion carried.**

Conceptual Discussion:

- Web Stout approached the board to discuss a potential subdivision at Map 21 Lot 35 located on Wiggins Road. Mr. Stout explained the owners would like to subdivide the land to give to their children. The road is a class 6 road and the owners are wondering if the entire road needs to be brought up to town standards including paving. Vice Chairman Prescott told Mr. Stout it would have to. Mr. Stout said there would be no further discussion.

Old Business:

- Application #17-1- Apparently Unique Equipment, change of use -Jeff Green returned this month to discuss this application. Abutters Mr. & Mrs. Koyriazis were present in the audience. Mr. Green showed an updated map to the board that included the storage area in the back of the building and operation hours. Mr. Green explained that the second driveway that is shown on the map they will not be using. Vice Chairman Prescott said if they will not be using it then he would like it to be removed. Vice Chairman Prescott would like it added that there is no parking allowed on 106. Mr. Green brought up the discussion of the concerns with well testing the abutters Mr. & Mrs. Koyriazis expressed last month. Mr. Green said that that currently Mr. Koyriazis is testing for SOC yearly and that he has a waiver not to test for VOC. The building is far enough away that this will not impact his testing. Mr. Green explained that he has to test due to their parking lot in close proximity to his well. Vice Chairman Prescott read a letter that was sent from DES to Mr. Koyriazis, there was concern that if they will be pressure washing on the property that can contaminate the drinking water. The owner, Mr.Parent said all pressure washing will be done offsite. Vice Chairman Prescott said he would like that to be part of the record that the pressure washing will be done offsite. **Mr. Huntington made a motion to approve the application subject to the conditions set. Mr. Cole seconded the motion. All were in favor.**

New Business:

- Application #17-2- George Kelley IV MDGF- lot consolidation/subdivision, map 39, lots 11-9,11-10, 11-11, RR district- Web Stout presented the application on behalf of MDGF LLC, the owner of the property is looking to consolidate 3 lots and turn them into 2 lots. Abutter Karen Bast was in the audience. Mr. Stout explained that currently the lot 11-10 is difficult to build a house on and would require special exceptions to do so. Mr. Stout requested a waiver for soils, Mr. Saunderson made a motion to approve the waiver; seconded by Mrs. Tuson; all in favor. Mrs. Bast had no concerns over this subdivision. **Mr. Saunderson made a motion to approve the application. Mrs. Tuson seconded the motion. All were in favor.**

Report of the ZBA: The February ZBA meeting has been cancelled.

Report of the Board of Permit: 2 hocker and peddlers, childrens charities and a gentleman requesting to go door to door to discuss solar energy that was denied. Ten letters of intent from NHMS, motorcycle show June 16-17, July 8th race, Live Nation Music Festival tentative, August 19-20 tough mudder, August 24-26 Vintage Racing Celebration, September race, October 1st Half Marathon, October 7th bubble run, October 14-15 Chunkin, November 24-December 31 Gift Of Lights.

Board Discussion:

Mr. Huntington asked if anyone knew anything about the music festival that the NHMS would like to hold. Vice Chairman Prescott said they will be coming in for a discussion next month. Vice Chairman Prescott said this is being handled by the town attorney due to the convenience but he hasn't heard from them. Mr. Saunderson said it would be a good idea to have one of the selectmen attend the meeting next month and have Mrs. Bosco reach out for information on this.

Adjournment:

Mr. Cole made a motion to adjourn at 7:43 p.m.; seconded by Mr. Saunderson. All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant