

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

COPY

PLANNING BOARD MINUTES
OF FEBRUARY 15, 2007

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

Attendance:

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

Acceptance of Minutes:

January 18, 2007 Public Hearing. *Bob Ordway made a motion to accept the minutes as presented, seconded by Gary Tasker. All were in favor.*

February 1, 2007 Zoning Ordinance Public Hearing. Tom Moore noted an incorrect word in Amendment 14, to be corrected. *Tom Moore made a motion to accept the minutes with the correction, seconded by Stanley Prescott. All were in favor.*

Gary Tasker asked that the Board and public recognize Bob Ordway for his many years of service to the Planning Board. Bob has decided to retire as a member and this is his last official meeting. Mr. Tasker thanked Mr. Ordway for his guidance and support. Dustin Bowles said that Mr. Ordway is a good reference point and has a lot of valuable history that others rely on. All wished Mr. Ordway the best.

Discussions:

- 1. Wayne Stauss-Theresa Boardman** spoke on behalf of Mr. Stauss as his buyer's agent. Ms. Boardman explained that Mr. Stauss is interested in moving his manufacturing business to the former dance hall on Mudgett Hill Road. She handed out a company overview of Mr. Stauss's company, MicroFab, Inc. Ms. Boardman also handed out a packet that addressed the purpose of the presentation, company description, and chemical and waste storage methods. She stated that Mr. Stauss is very safety and environmentally conscious. Steve Jackson said he would agree and stated that Mr. Stauss understands that he has to come to the Board for a full site plan review. Dustin Bowles stated that copies of the paperwork handed out should be forwarded to the fire chief and code enforcement officer. There was discussion about the condition of the building, what the Planning Board is looking for, and the applicant having to go before the Zoning Board for a special exception for a manufacturing use. Stan Prescott noted that this use would be considered industrial and would require five acres; therefore, the applicant would also have to seek a variance from the ZBA.
- 2. Villages at Loudon**-Tony Marcotte of Bedford Design Consultants said he is here to discuss some site plan changes. He explained that the first part of construction is complete to the base course, with the final course to be done this spring. He said they

would then talk with the Selectmen about accepting the road. Mr. Marcotte reported that 12-16 units have been built, with 4 or 5 sold and residents moving in early spring. He outlined three areas of change. 1) There is some parking by the clubhouse; current plan has 51 spaces and this will be reduced to 42 to allow an area for RV storage. There will be a 6-8' high PVC green fenced area. 2) Sloped area is 50' offset with a 3:1 slope on current plan, will be changed to 10' offset with a 5:1 slope. This will be easier to construct and will provide better support for vegetation. 3) Proposing revised grades at the back area due to many requests from prospective buyers for walk-out basements. Mr. Marcotte said they will do a site specific. He said he wanted to run this by the Board for input before going to the state.

Stan Prescott asked if the abutter is in agreement with these changes. Mr. Marcotte said he had called and left her a message but has not heard back. There was discussion about landscaping changes to be addressed in re-design phase, the number of RVs that can be accommodated in the parking area, and the visibility of that area. Tom Dow asked if the grade in the Phase 3 area is being changed significantly. Mr. Marcotte said it will be quite a change at 10' in the middle of that area and 2-4' at the road. He explained that the new owners are working the area more efficiently and the drainage will work out better with this change. He said there was some cutting being done in the wetland buffer and he has met with Julie Robinson about that. It has been agreed that there will be no more cutting but there will be work to create trails and clean up. Mr. Marcotte said the wording for the conservation easement is being worked out. Dan Geiger stated that he went to the site with Mrs. Robinson and the Conservation Commission has no problem with the clean up, however there were some mature trees taken. He said the Commission will be working with them on future work of the area.

Old Business:

None

New Business:

1. **Application # 07-01, Donald & Judith Warner** – Minor Subdivision, Located at Flagg Road and Lovejoy Road, in the RR District. Map 57, Lot 4. Abutters have been notified. Steve Luger presented the plan on behalf of his clients Diana Mailhot and Jonathan Knox who will be purchasing the lot being divided from the main parcel. He explained that Ms. Mailhot and Mr. Knox want this lot as a buffer. Mr. Luger stated that subdivision approval has been given; however, the paperwork has not yet been received. He gave the approval number as 200700294. ***Tom Moore made a motion to accept the application as complete and move directly to public hearing; seconded by Henry Huntington. All were in favor.*** Mr. Luger explained the layout of the parcel and said there is an extensive wetland running through the property. He pointed out the four test pits that were done, the buildable area, setbacks, and the 180' by 240' box. Mr. Luger said there is a 25' easement at the edge of the road for future widening.

Gary Tasker said this has to be set up for a buildable lot. Mr. Luger showed the well radius and septic area, saying there is room for a 26' by 40' house. Dustin Bowles brought up the corner lot rule of accessing from the lesser traveled road. There was discussion of Flagg Road being Class VI, not town maintained, and access being acceptable on Lovejoy. Henry Huntington asked about the percentage of wet

versus dry area. Mr. Luger stated that .96 acres of the 2.9 acres is wet and noted the calculations used are listed on the plan. He also noted that the lot got state subdivision approval. Stan Prescott asked if Mr. Luger included the 'no build' area in his calculations. Dan Geiger stated that the wetland itself is not to be included in the lot size calculation but the buffer is used in the calculation. Chairman Dow asked if there were any further questions from the public. Hearing none, he closed the hearing to the public and opened it to the Board only. There were no further questions from the Board. ***Dustin Bowles made a motion to approve the application as submitted; seconded by Stan Prescott. All were in favor. Henry Huntington stated that the lot sizing should be on the pages to be recorded. Mr. Luger said he would make that change.***

2. **Application # 07-02, Loudon Woods Estates** – Major Subdivision, Located on Chichester Road, in the RR District. Map 2, Lot 23. Bob Ordway recused himself from this matter as he is an abutter of the property. Steve Jackson was appointed to take Mr. Ordway's seat on the Board for this application. Peter Holden of Holden Engineering presented the plan on behalf of the property owners, Dan Aversa, Gary Vermette and Joseph Bohi. Mr. Holden explained that this is the second phase of Loudon Woods Estates and reviewed the previous subdivision at this location. Mr. Holden stated the new road off Beehole Road will be 1075' and a waiver has been submitted for that. He pointed out the proposed lots on the new road and those on Chichester Road. One lot on Chichester Road has existing buildings.

Tom Moore made a motion to accept the application as complete and move directly to the public hearing; seconded by Gary Tasker. All were in favor.

Abutters Bob Ordway and Brett Barton (noted that the property is still listed as Bruce & David Barton) were present. Mr. Holden reported that they have proposed a 30,000 gallon cistern and have subdivision, site specific, and wetland approvals. He said that the road was designed to minimize the wetland impact and reported that the cistern plans were sent to the fire department. Mr. Holden said there is currently an access road to properties at the back of this parcel. He said they have created an easement to go along the property line without wetland impact. Bob Ordway said he would like to see the easement go directly to his property rather than to the abutting property as it currently does. He said he feels that would clean it up and avoid having to have an easement to cross the abutting property as well. Mr. Holden said he would get together with Mr. Ordway to discuss wording for the easement. Stan Prescott said this access has been discussed in the past, saying Map 4 Lot 8 should have access. Mr. Holden asked if a 50' right of way was what the Board had in mind. Mr. Prescott stated that there are too many dead-end roads in town and they need to provide for the future. Dustin Bowles said they have the opportunity to plan properly and could get an access through this subdivision. There was discussion about bringing this access to both property lines. Mr. Ordway said the logical alignment would be the current road/trail. Peter Holden said they could put a 50' strip down the property line, taking some out of Lot #2 and still have the required two acres. There was discussion about how best to lay out the 50' strip so that prospective owners would know there could be a road there in the future. Dan Aversa said there is a similar situation on Wellington Lane and it is noted in those agreements. He said he would be concerned about clearing the strip and maybe never using it.

The fire chief has reviewed the plans and noted that the proposed location of the cistern does not meet the 1000' distance required for all lots of the subdivision.

Dustin Bowles said he thought there was supposed to be a cistern on Beehole Road. There was discussion of water sources, the location of the cistern, and the need to install sprinkler systems in any houses not within the required 1000'. It was noted that the houses on the previous approval were not sprinklered. Dustin Bowles said he thought the cistern was to be located where the previously approved lots would be covered. Stan Prescott said something needs to be in writing on the plan that those houses are to be sprinklered. Henry Huntington said the town has regulations requiring 1000' and the applicant has to make it work. Discussion continued about the best place to locate the cistern and possibly a second cistern.

Stan Prescott noted that the engineers used 25% slopes and advised Mr. Holden that the ordinance went to 20% last year. He said these need to be checked and changed. Steve Jackson asked about the vehicle maintenance pad noted on the plans. Mr. Holden explained the purpose and construction of this pad. Mr. Jackson asked if there is concern about the pad's proximity to the wetlands. Mr. Holden stated that the area is self-contained and there is no need for concern. Dan Geiger said he would like to address two points: 1) the vehicle maintenance pad is in the 75' buffer of the wetland, should be put in another location; 2) on the easement perhaps they could open it up and make it look like there will be a road but would request there be no cutting back by the brook unless necessary. He suggested it could be staked and tagged, noting this is a shady area and they would prefer to keep it that way. Henry Huntington noted that there are no wetland buffers shown on the plans.

The town engineer has been given a full set of plans for review and will have comment for the next meeting. Stan Prescott said something that has been discussed on Creek Water Lane is the underground electric and putting the transformers on private property. He said they want these on town property in the right of way. Dan Aversa noted that they are in the right of way on Wellington Lane. Mr. Prescott and Mr. Bowles both stated that the ones on Wellington Lane are too close to the road and risk the chance of being hit by plows. Mr. Holden asked why the town cares if these are on private property. Mr. Prescott explained if the town needs to get in to do work on the slopes and have to disturb the transformers, they have to pay the utility if on private property. If they are in the public right of way, the utility has to move them at no cost to the town.

Before coming to the next meeting the applicant needs to address the wetland buffers, 20% slope ordinance, location of cistern, and the 50' right of way.

Henry Huntington made a motion to continue this hearing to March 15, 2007 at 7pm at the Community Building; seconded by Gary Tasker. All were in favor. This will be the only notification.

Bob Ordway returned to the Board.

Board Discussion:

Donna said she has received several phone calls about a property on Bear Hill Road that is for sale. The parcel is 123 acres, is landlocked, and has a deeded easement through another piece. The easement states it is for logging and recreational use. A common question is about putting a camper on the property. Another question is about how to make the piece a buildable lot. Bob Ordway said it could be built on if there was a 50' right of way access. Dustin Bowles said that was changed to having to be 50' of frontage owned by the owner of the back property. Steve Jackson referred to S601 of the Zoning Ordinance. It was noted that one house could be

built on the parcel as long as the owner owns 50' of frontage on Bear Hill Road and Bear Hill Road would not need to be upgraded. Bob Ordway said a camper could be put on the property as long as not more than the allowed 21 days per calendar year.

Dustin Bowles said he would like to address daytime parking permits. He stated that the Board of Selectmen received a list of those sent out for this year's racing season and noted that there are two on the list that need a year off due to issues during the 2006 season. Donna explained that the renewal letters went out to those applicants along with a copy of a memo from Chief Fiske that outlined the concerns for their particular location. Gary Tasker said he would talk with Robert Searles about his parking plan and permit.

Report of the ZBA:

There is one application before the ZBA for a special exception for reduced setbacks on Berry Road.

Report of the Board of Permit:

Tom Dow said the music festival scheduled to take place at Rocky Road Campground was a topic of the Board of Permit. He said they are working on a compromise and stipulations. Certified letters will be sent to all abutters by Mr. Bagone to notify them of the event. Music must be stopped at 9:30pm. This event is being handled as a hawkers and peddlers special event. Mr. Dow said a set of rules will have to be put in place for the future.

There was a hawkers and peddlers permit issued for the paved area beside the Big Apple.

The Board of Permit discussed an inquiry from Mike Minery about replacing his house on Route 129 that is by the road.

Adjournment:

A motion to adjourn at 9:00pm was made by Henry Huntington; seconded by Dustin Bowles. All were in favor.

Respectfully submitted,

Donna White