

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
FEBRUARY 16, 2012

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

Attendance:

Henry Huntington, Tom Moore, Chairman Tom Dow, Bob Cole, Alternate Jeff Green, Ex-Officio Dustin Bowles
Alternate Jeff Green was appointed as a voting member in the absence of Stan Prescott. Steve Jackson was also absent.
Julie Robinson represented the Conservation Commission.
John Reese represented the Fire Department.

Acceptance of Minutes:

January 19, 2012 Zoning Amendment Public Hearing – **Bob Cole moved to accept the minutes as written; seconded by Jeff Green. All were in favor.**

January 19, 2012 Regular Meeting – **Tom Moore moved to approve the minutes as written; seconded by Bob Cole. 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. Present were engineer Matt Moore, architect Mark Stewart, and owner Walid Kairouz. Matt Moore represented the applicants. Mr. Moore thanked Bob Cole for attending a meeting at DOT with regard to the applicant’s project. He said that it was agreed that they have done the best they can with the lot and that the drive-thru, etc will not be an issue. Mr. Moore said that there will be no new curb cuts and DOT is happy with the plan.

Mark Stewart handed out copies of a letter from the fire department, light cuts, and signage details. Mr. Moore stated that changes have been made to the plans showing clapboards on the building, the catch basin elevations corrected, a note added regarding the parking spaces, and the parking spaces have been re-numbered. These were all of the items requested by the Board at the last meeting.

Hearing no further discussion, Chairman Dow closed the hearing to the public and opened it to the Board only. He asked if there had been discussion about the signs being lit. Mr. Stewart stated that the signs will be internally lit and will be replacing an existing lit sign. Tom Moore asked if the sign by the road would be changing. Mr. Stewart said it would not. Mr. Kairouz said the sign was already changed from Citgo to Penguin. Mr. Stewart said the existing sign on the building is 48 sf and the new one would be 47 sf, not counting the two Coca Cola circles. There was review of the sign ordinance and

discussion of replacing an existing sign with similar signage. The group agreed that this would be an in-kind replacement.

Bob Cole made a motion to approve the application; seconded by Tom Moore. Majority in favor; Dustin Bowles opposed.

#12-01, New England Flower Farms and Henry & Sharon Huntington – Lot Line Adjustment, in the RR District, Map 6, Lots 1, 3, & 21. Henry Huntington recused himself from this matter. Chairman Dow read a letter from Tim Bernier requesting to continue the application to the March meeting as they have to return to the ZBA on February 23, 2012. **Tom Moore moved to continue the application to March 15, 2012 at 7:00 p.m. in the Community Building; seconded by Jeff Green. All were in favor.** There will be no further notification.

Henry Huntington returned to the Board.

#12-02, Eric & Michelle Woodman and Joseph Bonollo – Lot Line Adjustment, in the RR District, Map 11, Lots 47 & 19. Jeff Green recused himself from the Board as he represents the applicant. There were no abutters present. Mr. Green of J L Green Enterprises reviewed the purpose of the lot line adjustment. He informed the Board that the applicant received an approval for a variance from the Zoning Board at their last meeting. The variance was to allow 24.66' of road frontage. Mr. Green explained that the lots will have the same acreage they started with before the lot line adjustment that was approved in 2009.

Henry Huntington made a motion to accept the application as complete and move to a public hearing; seconded by Bob Cole. All were in favor. There was no further discussion. **Tom Moore made a motion to approve the application as presented; seconded by Henry Huntington. All were in favor.**

Jeff Green returned to the Board.

New Business:

#12-03, Leon & Linda Verville and Bruce Caldwell – Lot Line Adjustment, in the RR District, Map 42, Lots 1 & 19 and Map 33, Lot 22. In addition to the owners, abutters Joe Brown and Richard Holt were present. Linda Verville presented the application.

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

Mrs. Verville explained that they own Lot 42/1 which is 18 acres and Mr. Caldwell owns 33/22 which is 10 acres. She said they jointly purchased the lot between them, 42/19 which is 18 acres, during the past summer and would now like to divide that lot so that each party will have an additional 9 acres.

Chairman Dow read waiver #1 regarding the scale of the plans. **Henry Huntington moved to approve the waiver; seconded by Bob Cole. All were in favor.**

Chairman Dow read waiver #2 to allow the distances to be shown to the nearest foot. **Bob Cole made a motion to grant the waiver; seconded by Tom Moore. All were in favor.**

Chairman Dow read waiver #3 to allow the Error of Closure to be 1:500 rather than 1:10,000. **Bob Cole moved to grant waiver #3; seconded by Henry Huntington.**

Tom Moore made a motion to approve the application; seconded by Bob Cole. Jeff Green pointed out that the orientation has to be on the north arrow for the plan to be recorded. He also noted that there should be a note about the plan meeting the 1:500 standards. It was noted that the middle lot was incorrectly labeled (should be M42, L19) on the plan and this is to be corrected on the final plans. **All were in favor.**

#12-04, New Hampshire Motor Speedway – Site Development, in the C/R District, Map 61, Lot 5. Mark Sargent of Richard Bartlett & Associates represented the applicants. Abutter Roy Merrill, Tim Andrews of Nobis Engineering, and NHMS VP of Operations John Zudell were present.

Mr. Sargent explained that this project would be for a 60' x 220' utility building. He showed the location of the existing maintenance building and stated that the new building is proposed to be about 60' east of that. Mr. Sargent said this would be done in two phases with the first being 60' x 160' and a 60' x 60' addition at a later date. He said the building would include a wash bay, ambulance building (current one has been torn down), warehouse, and area for Legends series. He said Phase 2 would include a kitchen for all of the facilities. Mr. Sargent pointed out that there would be two accesses to the building, one being the main entrance and the other being off what is referred to as the Tilcon road. He said there would be a loading dock at the rear portion of the building, and the building would have its own septic and water.

Mr. Zudell said that they are working to clean up the front of the property. He explained the construction of the building and materials to be used. Tom Dow stated that the proposed building would sit down in a hole so would not be in a real visible area from the road. Mr. Zudell handed out current pictures of the area and proposed future look. Mr. Dow said there are a lot of items on the checklist that do not apply to this type of project. Tim Andrews explained that Phase 1 would have a wash bay. He said they would have to install a storage tank as the used water has to be containerized and then hauled off. He showed the septic and leach field area. He noted that this still has to be designed and submitted to DES once the proposed building location has been approved. Mr. Andrews said the existing water supply will be used for irrigation purposes and they will add a new supply closer to the area of this building. He pointed out that they can easily meet the Route 106 setback and the septic radius. Mr. Andrews said they will have about 75' between buildings.

Tom Dow asked if the intent is to build the 60' x 220' building now. Mr. Zudell said the intent is to build 60' x 160' now. Mark Sargent stated that they want to get the 60' x 220' approved now so they could build the addition at a later date. John Reese asked about the use of the various spaces. It was explained that the Legends are 1940's era race cars. He asked if there would be bunk rooms or offices in the ambulance bay area. John Zudell said there would be use of a bunk room at race time. Mr. Reese said that a fire alarm system would be required for the whole building and he would have to check on sprinkler system requirements. He said that is based on the number of beds and purpose of the area. Mr. Reese will check into this and get back to Mr. Zudell.

Tom Dow asked about lighting. Mr. Zudell said it would be the same type of wall mounts as what are on the maintenance building. Tom Moore asked about signage. Mr.

Zudell said it would be the same as currently seen on the maintenance building. Jeff Green asked about existing pavement and the area in the back by the loading dock. Mark Sargent explained that there is some gravel but they will probably pave the area. He pointed out the existing access that will be used and also noted that some of the VIP parking spaces will have to come out.

Tom Moore asked if there would be underground power. Mr. Zudell said it would probably be overhead as it is brought down the Tilcon road and then underground at the brook to the tunnel area. He said it would be underground from Tilcon to the building. Jeff Green asked if there would be anything in place for the water coming off the roof of the building. Mark Sargent explained and pointed out the area of sheeting toward a detention area and is all impervious material.

Henry Huntington made a motion to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor. Mark Sargent submitted a letter requesting a waiver for items 16-29 of the checklist. It was noted that this plan will consolidate a lot of pieces on the property. **Bob Cole made a motion to grant waivers for items 16-29 of the checklist; seconded by Tom Moore. All were in favor.**

Tim Andrews will submit a final site plan once things are firmed up and they have DES approvals. John Reese will review the use as a bunk room and the number of people, two-hour fire-rated walls separating it from other bays, and will want stamped engineer's drawings. Henry Huntington asked how much more they have to do on the septic design. Mr. Andrews said they have to determine the uses and numbers and then it will be a fairly simple design. He noted that drainage will continue to flow in the general direction as now. Mark Sargent said they would like at least a conditional approval in order to get the building ordered. The Board agreed that they had no issue with the placement of the building. It was also agreed that they would like to see the final plans and fire department review before giving a final approval. **Henry Huntington made a motion to continue the application to March 15, 2012 at 7:00 p.m. in the Community Building; seconded by Bob Cole. All were in favor.** There will be no further notification.

Mark Sargent said that they had two other projects that they would like to discuss for the Board's input. The first project is a credential building. Mr. Sargent explained that it is currently at the corner at the main entrance and they would like to pick it up and move it down by the Big Apple. The second project is a security building. He said this is currently across from Asby Road and they would like to move it down to Gues Meadow Road where the trailers are located for the police department. The plan would be to get rid of the trailers and put this building there. He said there may be a small parking lot and they would meet the setbacks.

Jeff Green said this would still be a new site development as it would involve driveways, utilities, parking, septic, etc. The Board agreed that these would be site development applications. They would need to see all of the turning lanes, entrances, parking, and traffic flow. It was stated that the first project would bring all four credential entities to one location rather than be spread around the property. It was also stated that there are currently four trailers used for Station R and that this was determined to be an effective location by Homeland Security. Tom Moore asked if the security lot

has its own curb cut. Mark Sargent said it has one onto Route 106 and also access onto Gues Meadow Road. It was noted that there is well and septic on the lot now. Tim Andrews will look at the systems and see if they are viable for this project.

Board Discussion:

Master Plan survey – Bob Ordway gave Donna a marked-up copy of the previous Loudon survey. He said he feels it is the best option out of the examples provided by CNHRPC. Tom Dow agreed and submitted his marked-up survey as well. Donna will talk with Mike Tardiff about the timeframe of preparing the survey and will submit the marked-up copies to CNHRPC. A notice will be put in the Ledger, advising residents to watch for the survey in the spring. The survey will also be promoted at the town meeting in March.

Traffic study – The Board received the annual request from CNHRPC about their transportation data collection program. It was agreed that the Board did not have any specific locations that they felt needed to be counted.

Report of the ZBA:

There is a variance for reduced coverage area for New England Flower Farms and a special exception for a home occupation for Rick Broider on the agenda this month.

Report of the Board of Permit:

Dustin Bowles reported that the group discussed the decision that was made on the Hemlock Hill home where brain-injury residents live. A letter of that decision was sent to the residents in the area.

Adjournment:

A motion to adjourn at 9:14 p.m. was made by Tom Moore; seconded by Henry Huntington. All were in favor.

Submitted by,

Donna White
Administrative Assistant