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**TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE**

**PLANNING BOARD MINUTES
OF JANUARY 19, 2006**

I. MEETING CALLED TO ORDER AT 7:00 P.M.

II. ATTENDANCE:

Dustin Bowles, Ex-Officio; Bob Ordway, Henry Huntington, Tom Moore, Stanley Prescott and alternates Clem Lyon and Jason Masse were present. Chairman Gary Tasker and Vice Chairman Tom Dow were not present. Alternates Clem Lyon and Jason Masse will be voting members. Bob Ordway will be acting Chairman.

III. ACCEPTANCE OF MINUTES:

December 6, 2005 Zoning Workshop. Henry Huntington made a motion to accept the minutes as written. Seconded by Tom Moore. All were in favor.

December 15, 2005 Public Hearing. Clem Lyon made a motion to accept the minutes as written. Seconded by Jason Masse. All were in favor.

December 19, 2005 Zoning Workshop. Clem Lyon made a motion to accept the minutes as written. Seconded by Henry Huntington. All were in favor.

IV. DISCUSSIONS:

1. Rocco Bagone – Mr. Bagone stated he had received a letter from the zoning enforcement officer. Mr. Bagone read the letter dated December 15, 2005 into the record, “Dear Rocky, After speaking with you today on the telephone in regards to my letter to you of December 9, 2005, you stated that the only structures on the property is a camper trailer home which is not on a permanent foundation and an 8 x 12 storage shed. Thank you for your return call regarding this issue. Sincerely, Robert N. Fiske.”

Conservation Commission representative Colin Cabot was present.

Mr. Bagone stated the reason he was here is to discuss building a residence on the property and a bath house located out back. Mr. Bagone stated he is considering a log cabin or post and beam construction and furnished sketches of the building type. Mr. Bagone stated he is thinking of a 24' x 32' building and zoning allows an accessory use of the property as a campground.

Ex-Officio Dustin Bowles joined the Board.

Mr. Bagone stated the building site is within the lot setbacks and wetland setbacks. Mr. Bagone stated the residence will be used as a registration office for the campground. Mr. Bagone stated the bath house will be barley over 100 sq.ft. and will have showers and toilets, to get away from the portopotty's. Bob Ordway stated this was an informal discussion and abutters have not been notified. Mr. Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Mr. Ordway asked what type of septic system is on the site. Mr. Bagone stated the State agreed on a septic to accommodate 41 camper sites, 4 showers, 2 additional campers and dumping facilities for these campers. Mr. Ordway asked if this is classified as a dump station. Mr. Bagone replied yes. Clem Lyon asked if this will be Mr. Bagones primary residence. Mr. Bagone stated yes. Mr. Ordway stated ultimately Mr. Bagone will come to the Board for site plan review. Henry

Huntington stated the house as a primary residence just has to follow the regulations of the Town; the Boards concern would be the bath house. Mr. Bagone stated the property is not residential use and the house has an office, so he will need site plan review. Dustin Bowles asked if the house was allowed in a campground or does it require a special exception. Mr. Bagone stated when he got his special exception for a campground in the AFP District the zoning at the time stated a residence was permitted as an accessory to the business. Mr. Bowles stated the Zoning Ordinance and the special exception should be reviewed. Mr. Bagone stated the site plan will be submitted within the next couple of months.

2. Dan Aversa – Mr. Aversa stated he has approached the Fire Department about sprinkling the remaining houses on Wellington Lane instead of using a cistern and the Fire Department liked the idea. Mr. Aversa stated they agreed to put a cistern on the corner of Bee Hole and Chichester Roads instead. Mr. Aversa stated the Fire Department has submitted a letter to the Planning Board and he will need the Planning Board's approval to do this because it is on a previously approved subdivision. Mr. Aversa stated the first house on Wellington Lane is already built and will not be sprinkled. Mr. Aversa stated they would like approval to sprinkle the Wellington Lane houses and will put the cistern wherever the Fire Department wants it. Bob Ordway stated the cistern will protect the houses in Loudon Woods Estates and not the Wellington Lane houses. Mr. Aversa stated it will supply water to the neighborhood and therefore serve Wellington Lane. Mr. Aversa stated the ground is flat near the corner and is a safer access for the fire trucks, the cistern will hold 30,000 gallons. Stanley Prescott stated the plan will need to be revised with a note stating the houses are sprinkled. Tom Moore asked who maintains the cistern. Dustin Bowles stated the developer gives the Town an easement and then it becomes the Towns. Mr. Prescott asked if Loudon Woods houses will be sprinkled. Mr. Aversa stated not if he puts the cistern in. Mr. Prescott stated if the houses were sprinkled the Town will not have the cistern maintenance. Mr. Aversa stated the cistern will protect within 1,000 foot radius. Mr. Bowles stated this will not reach Wellington Lane and he would like to talk to Jeff to see what the Fire Departments thinking is behind this. Mr. Aversa stated NFPA prefers sprinkling and although the fire department agrees they would like a water supply in that area. Mr. Aversa stated they do not need an answer tonight. Mr. Prescott stated he feels Wellington Lane is not the problem; the cistern at the corner is the issue. Mr. Bowles stated there is a fire pond going in up the road and would prefer a cistern up by Wellington Lane. Mr. Bowles stated the Board can get back to Mr. Aversa by the next meeting. Mr. Prescott asked if the area on the corner is wide enough to get a bunch of trucks to the cistern. Mr. Prescott stated these are the scenarios he is looking at due to recent events on Pleasant Street Extension. Tom Moore stated the Town is going to need cisterns and there is not a good dam system in the Village now. Mr. Moore added that as water supplies get low, we need to keep our options open. Bob Ordway stated the Board needs to speak to the Fire Department and will postpone until they consult with them.

V. CONCEPTUAL CONSULTATION:

1. Dan Aversa – Loudon Woods Estates, Bee Hole Road. Monty Grace from Holden Engineering presented the project. Mr. Grace stated the property is 38.8 acres with frontage on Bee Hole and Chichester Roads. Mr. Grace stated there are five lots that were previously subdivided out and they are proposing thirteen new lots, six with frontage on Bee Hole Road and Chichester Road. Mr. Grace stated the remaining lots

will have frontage on a proposed new road. Mr. Grace stated they will need a waiver for a 1,087' roadway. Mr. Grace stated the extra 87' allows a seventh lot and in exchange they will grant an easement across to the abutting property. Developer Gary Vermette stated they have put a 100' buffer zone around the brook instead of the required 75'. Mr. Grace stated the cistern is not yet depicted on this plan. Mr. Aversa stated it will be put around lot 1. Colin Cabot stated there are important hydrological connected soils and the Conservation Commission is concerned with how the water will cross the road and would like this issue addressed the next time they see this plan. Mr. Bowles stated there were issues with the widening of Bee Hole Road and asked if this is addressed on the plan. Mr. Aversa stated that was done and will be on the actual plans. Stanley Prescott stated if the Fire Department needs to get 4-5 trucks to the cistern they are going to need some place to pull over. Mr. Prescott stated he hopes the Fire Department addresses this issue. Henry Huntington stated the Board needs to look at Bee Hole Road again and require that road be addressed with this plan. Bob Ordway stated he is an abutter and if the Board was making any formal actions he would step down, but seeing as this is an informal discussion he has a question about the easement to the adjoining property. Mr. Aversa stated the woods road is not on the conceptual plan but they are intending to keep it where it is. Mr. Ordway stated he is looking for a road wide enough to get a logging truck over. Mr. Aversa stated it would be a recorded easement. Mr. Ordway stated the Board would like to do a site walk when the formal plans are in. Mr. Prescott stated there may be land that abuts this that we may want to hook a road to. Mr. Aversa stated the Brook is in the way and isolates this. Mr. Prescott stated it should be considered for the future. Mr. Ordway stated it would make sense to combine this with the easement.

2. Dan Aversa – Bee Hole Road, Map 21, Lot 23. Mr. Aversa stated this is located at Bee Hole and Wiggins Roads, 1½ miles from Chichester Road. Mr. Aversa stated the lot is 11 acres with 600' frontage along Bee Hole Road, jogs around Kendall Gay's property, back to Wiggins Road. Mr. Aversa stated he is proposing three lots. Mr. Aversa stated there would be a minor wetland impact for the back lot with the driveway in option one. Mr. Aversa stated option two would be to share a driveway for lots two and three; Mr. Gay uses Wiggins Road like a driveway and it would be intrusive to use as well. Mr. Aversa stated the wetlands have been delineated by Peter Schauer. Mr. Aversa stated the lots are 3.7, 3.9 and 3.5 acres. Dustin Bowles asked if there is 200' of frontage on Bee Hole Road for lot 3. Mr. Aversa stated he will have to speak to the surveyor. Stanley Prescott stated a 75' buffer around the wetlands will reduce the buildable area. Mr. Prescott stated the regulations need to be reviewed. Mr. Bowles stated in instances like this the Town steers strongly away from shared driveways.

VI. OLD BUSINESS:

1. Application # 05-25, Michael Minery, Lot Line Adjustment & Minor Subdivision, Located on Route 129, in the RR District. Map 30, Lots 26 & 28 and Map 40, Lot 13. Abutter Greg Fillmore was present. Mr. Minery stated he has added a lot line adjustment with Mr. Fillmore; currently the brook is the property line, he is proposing to straighten out that line and swap corners with Fillmore. Mr. Minery stated the 180 x 240 box fits in the lot. Mr. Minery stated he has a driveway permit and a revision on the subdivision approval from the State. Mr. Minery stated there is a 50' path of land to the back lot. Mr. Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Mr. Ordway stated he thinks it looks good. Dustin Bowles asked if the abutter out back will use the

new right-of-way to access his lot. Mr. Minery stated yes and he will change the deeds to reflect this. Mr. Bowles asked what is the acreage on Lot 28. Mr. Minery stated he thinks it is approximately 2–2½ acres. Henry Huntington stated the acreage should be shown on the plan. Stanley Prescott stated the 75' buffer from the brook needs to be on the plans for both sides of the brook. Tom Moore made a motion to approve the Lot Line Adjustment. Seconded by Dustin Bowles. All were in favor. Henry Huntington made a motion to approve the subdivision with two changes to the plan. 1) The acreage for Map 30, Lot 28 is noted. 2) The 75' wetland buffer is shown on both sides of the brook. Seconded by Jason Masse. All were in favor.

2. Application # 05-11, Wildwood Sanctuary Association, Inc. – Major Subdivision, Located on Youngs Hill Road, in the AFP District. Map 34, Lot 2. No abutters were present. Ray Shea from Sandford Surveying presented the application. Mr. Shea stated they have received their special exception to impact the wetlands from the Zoning Board. Mr. Shea stated Mr. Lapadula has purchased the property. Mr. Shea stated with the changes to the subdivision regulations they are reluctant to go any further with details until after March. Mr. Lapadula stated he has reviewed the proposed regulations and is more favorable towards open space development. Mr. Lapadula stated the Conservation Commission is unfavorable with lot 5 and he is trying to minimize the impact on the environment; the Conservation Commission preferred the open space design and he is willing to go back to it. Jenene Hersey stated she lives on Young's Hill Road and asked if this means the road will be widened and paved. Bob Ordway stated the Board has not discussed this with the developer yet. Tom Moore stated the developer will need to prove the open space concept has some value to the Town. Mr. Lapadula stated he has brought his numbers with him and the road cost figures are around \$200 a foot plus the cost of land, engineering costs, etcetera and he would like ten open space lots. Mr. Moore stated the idea of open space is to not build more than you could with a conventional plan. Mr. Lapadula stated he would be willing to do nine lots but it all comes down to numbers. Mr. Lapadula stated he feels it has value; it is a shorter road for the Fire Department and has a conservation easement and parking for public access. Stanley Prescott stated when the Board went on the site walk the feeling was the contours that were represented were not what was in the field and asked if this has been rectified. Mr. Lapadula stated lot 5 was hand topographed as well as everything 100 feet off the road. Mr. Shea stated there has been a lot more ground work done. Mr. Shea asked if the Board would like density determined by subtracting wetlands and steep slopes or by submitting a conventional plan. Mr. Shea stated he has received the new regulations last week and is still reviewing them. Mr. Shea stated this property would be a buffer to the conservation area next door. Henry Huntington stated he would like to see the open space concept with this plan. Colin Cabot stated Mr. Lapadula has been before the Conservation Commission several times and has bent over backwards to do the right thing. Mr. Cabot stated if there was ever a property with conservation value this is it. Mr. Prescott asked what the total for the wetlands is. Mr. Shea stated he looked at the regulations and was confused; but he does not know the exact total yet. Mr. Shea stated maybe after Monday nights public hearing he will understand the regulations better. Dustin Bowles stated the intent of the regulation was we didn't want to see 40% wetlands; the new regulations are also going to require 6 house clusters. Mr. Bowles stated the conventional subdivision shows 9 house lots and the Board is only going to allow 9 lots in the open space plan. Mr. Lapadula stated to widen and pave Young's Hill Road the 10th lot enables him to double what he can do on Young's Hill Road. Mr. Ordway stated the Board needs to decide tonight if this proceeds as open space or a conventional plan; it sounds like the Conservation Commission, a couple of Board

members and the developer would like to proceed as an open space plan. Mr. Bowles stated the developer has been very patient and the Board has not tried to steer him wrong. Tom Moore made a motion to request the developer to incorporate the open space concept to this parcel. Seconded by Stanley Prescott. All were in favor. Henry Huntington made a motion to continue this hearing. Seconded by Dustin Bowles. All were in favor. This application will be heard on February 16, 2006, at 7:00 pm, at this facility. This is the only notice.

3. Application # 05-32, Northern Design Precast, Inc. - Major Site Development, Located on 51 International Drive, in the C/I District. Map 50, Lot 24. No abutters were present. Owner Bradley Thompson presented the project. Stanley Prescott made a motion to accept this application as complete and move directly to a public hearing. Seconded by Dustin Bowles. All were in favor. Mr. Thompson stated there were two areas of concern last month that have been addressed; the first was fire protection and they have meet with the Fire Department and committed to a 24hr. monitored fire alarm system. Mr. Thompson stated the second issue was completing a surveyed plan confirming the setbacks for the building and they have done this. Tom Moore asked if the roofline will be the same. Mr. Thompson stated the addition is by the same manufacturer, with the same colors and roofline as the existing building. Bob Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Tom Moore asked if there is additional lighting. Mr. Thompson stated there are existing lights and they have added lights since the original site plan was done. Mr. Thompson stated the lights are directed down except the flag pole and sign are illuminated. Dustin Bowles made a motion to approve the application as presented. Seconded by Clem Lyon. All were in favor.

VII. NEW BUSINESS:

1. Application # 06-01, Walter Lampron, Major Subdivision, Located on Clough Hill Road & Route 129, in the RR District. Map 23, Lot 16. Abutters Marie and Ken St.Cyr, Elgie and Rosemary Goodwin, and Paul and Jean Stearns were present. Steven C. Luger Licensed Land Surveyor represented the applicant and Ken Conte of Buy Right LLC. Mr. Luger stated they were here for a discussion last month and have delineated the wetland buffers at the request of the Board. Mr. Luger stated they have good test pit results and they have put the 180' x 240' box on the parcels. Mr. Luger stated they have received State subdivision approval. Mr. Luger stated 25' from the center line of Clough Hill Road has been marked and noted on the plan as an easement for future improvements to the road. Tom Moore made a motion to accept this application as complete and move directly to a public hearing. Seconded by Henry Huntington. All were in favor. Paul Stearns stated he lives across the street and is concerned with headlights shinning in his house from the driveway. Mr. Luger stated they will look at the location of Mr. Stearns house again and see if they can move things around. Mr. Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Mr. Luger stated Mr. Prescott asked about the State right-of-way and they have done their due diligence and found no records for this particular section, they have also checked on Clough Hill Road and found that section to be bound by stonewalls on either side. Henry Huntington asked how much of the remainder is wetland. Mr. Luger stated they do not know because they are not impacting this area. Bob Ordway stated there is a waiver request for the site specific soil map. Mr. Luger stated in the process of surveying they consulted with the Merrimack County Soil Service USDA maps and have shown this information, also during test pitting the soil

maps conformed to the field data. Clem Lyon made a motion to approve the waiver of site specific soil map and State and federally designated wetlands. Seconded by Henry Huntington. All were in favor. Mr. Prescott asked if all three sheets will be recorded. Mr. Luger stated sheet 1 of 3 and 3 of 3 will. Mr. Prescott asked if the final plan will show the 25' and 75' wetland buffers with the notes. Mr. Luger stated he has the lines, no notes. Mr. Moore stated the no cut zone is the 25' and 50% cut on the 75' line. Mr. Ordway stated we phrase that no cut for 25' and cut up to 50% of the basal area on the 75'. Mr. Ordway stated this is the first formal meeting and should be continued next month. Mr. Bowles stated it could be finished tonight but there are things the Board has asked for changes on. Mr. Lampron asked why it has to be continued. Mr. Ordway stated the Board would like to review the changes to the plan. Dustin Bowles made a motion to continue this hearing. Seconded by Stanley Prescott. All were in favor. This application will be heard on February 16, 2006, at 7:00 pm, at this facility. This is the only notice.

Dustin Bowles stepped down from the Board.

2. Application # 06-02, Judith Merrow Trust, Major Subdivision, Located on Flagg, Wyman & Old Shaker Roads, in the RR District. Map 48, Lot 5. Abutter Dustin Bowles was present. Chris Bofinger from P.C. Bofinger Land Surveying PLLC represented the applicant. Mr. Bofinger stated this subdivision creates a 2.24 acre lot and a 3.58 acre lot leaving 46.55 acres remaining. Mr. Bofinger stated the subdivided lots are on Old Shaker Road. Mr. Bofinger stated lot 1 has 222' of frontage and lot 2 has 201'. Mr. Bofinger stated the 180' x 240' box fits in both lots and they have received State subdivision approval. Tom Moore made a motion to accept this application as complete and move directly to a public hearing. Seconded by Stanley Prescott. All were in favor. Mr. Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Mr. Bofinger stated there is a mistake on the plan, the lot to the east is actually Map 58, Lot 134 and he has fixed this. Mr. Ordway stated he has a request from the Fire Department; this subdivision now makes four subdivisions off the parent parcel and any future development will require a cistern or water hole. Mr. Prescott stated next time the lot is subdivided the Board would like to see a conceptual for the whole lot. Colin Cabot stated a conceptual would give the Conservation Commission piece of mind. Judith Merrow stated she has no further intentions to subdivide as long as she is around. Mr. Prescott asked if the buffers to the wetlands are shown. Mr. Bofinger stated yes and they refer to Section 23.12,5 of the Land Development Regulations. Mr. Ordway asked if the lots are flagged. Mr. Bofinger stated they are mostly defined by stonewall. Mr. Ordway asked for the corners on Old Shaker Road to be marked, so the Board members can go out and look before next month. Mr. Prescott stated he prefers the buffer notes not reflect the regulations but rather state 25' no cut zone and the next 50' allow 50% of the basal cut, it follows the Shoreland Protection Act. Mr. Bofinger stated he will make this change. Stanley Prescott made a motion to continue this hearing. Seconded by Henry Huntington. All were in favor. This application will be heard on February 16, 2006, at 7:00 pm, at this facility. This is the only notice.

Dustin Bowles returned to the Board.

3. Application # 06-03, Peter & Gary LLC, Major Subdivision, Located on School Street, in the RR District. Map 38, Lot 8. No abutters were present. The applicant was not present. Dustin Bowles stated there is no continuation request. Mr. Ordway stated there is no motion to continue.

Bob Ordway stepped down from the Board. Henry Huntington will act as Chairman.

4. Application # 06-04, Land of Colleen Sliva, Minor Subdivision, Located on Bee Hole Road, in the RR District. Map 3, Lot 6. Abutters Bob Ordway and Lionel Tandy were present. Web Stout from FWS Land Surveying represented the applicant. Henry Huntington stated the application is incomplete but he will let the applicant present the subdivision. Mr. Stout stated the subdivided lot consists of 2.33 acres with 1.9 acres contiguous buildable area. Mr. Stout stated they are proposing the property line follow Bee Hole Brook. Mr. Stout stated they are waiting for State subdivision approval. Henry Huntington asked if there were any questions or comments from the public. Bob Ordway asked if the Brook crossing is on this lot. Mr. Stout stated it is on the abutting lot. Lionel Tandy asked if this will come back next month. Mr. Huntington stated yes the Board has not accepted this as complete yet; there is a good chance it will get approved next month. Mr. Tandy stated he is concerned with construction vehicles. Dustin Bowles stated construction will not start until 2008. Mr. Tandy asked if there is room to store vehicles off the road while work is being performed. Mr. Huntington stated the Board is not charged to control this; it would be police enforcement or the Selectmen who would take this issue up. Henry Huntington asked if there were any questions or comments from the Board. Tom Moore asked where the house will go. Mr. Stout stated the house can go into the shoreland buffer, it can be 50' from the shoreline. Mr. Stout stated the area was cut 6-7 years ago and there is mostly sucker growth. Mr. Prescott stated he would like the 25' no cut added and the 75' 50% of basal area cut added to the notes; in the legend show what the lines are. Dustin Bowles made a motion to continue this hearing. Seconded by Jason Masse. All were in favor. This application will be heard on February 16, 2006, at 7:00 pm, at this facility. This is the only notice.

Bob Ordway returned to the Board and will act as Chairman.

5. Application # 06-05, H. Wayne Thistle, Lot Line Adjustment & Major Subdivision, Located on Young's Hill Road, in the RR District. Map 25, Lots 11 & 23. Abutters Jenene Hersey, Glen Whitney, Earl Tuson and David Trow were present. Web Stout from FWS Land Surveying represented the applicant. Bob Ordway stated this application is not complete so this will only be an informative meeting. Mr. Stout stated this is a 33.6 acre piece with a 700' road, 900' around the cul-de-sac. Mr. Stout stated they are proposing four lots and lot 23-3 is 24 acres; there is a 150' wide utility easement down the back of the property. Mr. Stout stated all of the wetlands have been identified and suitable locations for the driveways are marked. Mr. Stout stated Mr. Thistle has met with the Conservation Commission and is proposing a wetland crossing on lot 23-3 for a driveway with minor impact. Mr. Stout stated they may have a waiver for an 8% grade on the road. Tom Moore asked if there are any driveways in the area of the waiver. Mr. Stout stated no. Clem Lyon asked what kind of fire protection is proposed. Mr. Stout stated sprinklers. Glen Whitney asked why the driveway for the first lot is not off of the new road. Mr. Stout stated Mr. Thistle can build one house on the whole lot now, without the new road built. Mr. Whitney asked if the driveway can be moved to the new road later. Mr. Stout stated he can discuss this with Wayne. Jenene Hersey stated if the road is paved and widened, will Mr. Thistle be taking a percentage of her road frontage because her house is already on the edge of the road. Dustin Bowles stated if Mr. Thistle improves the road it will not be in front of her house but rather from the subdivision towards Route 129. Mr. Stout stated Mr. Thistle has met with the road agent and is looking for about one foot on the opposite side of the road; most of the land will

come from Mr. Thistle's side. Ms. Hersey stated she is also concerned with the proximity of the leach field on the first lot to her property. Mr. Stout stated the State allows leach fields within ten feet of the property line; Loudon has a stricter 30' setback. Ms. Hersey stated her property slopes down from this lot and the runoff will drain onto her lot. Mr. Stout stated he is not a hydrologist but the new leach field will meet the current regulations. Mr. Whitney asked if this subdivision needs approval first to build on the front lot. Mr. Bowles stated no, Mr. Thistle has a 2006 building permit and can put one house on the entire parcel. Stanley Prescott stated the original subdivision was approved in October of 2004. Mr. Whitney stated if Mr. Thistle can build the first house now, he is not going to move the driveway when the road finally gets built. Mr. Ordway stated it is still worth asking Mr. Thistle. Ms. Hersey stated she is also upset she got a certified letter to come when this is unofficial; her words are going on deaf ears. Mr. Ordway stated the abutters are getting heard and their comments are just as valid. Earl Tuson inquired if the 25' and 75' wetland buffers are enforced if the wetlands are on his property. Mr. Tuson stated the wetlands do not come to an abrupt end at his property line and the wetland buffers should angle with the actual line of the wetlands. Mr. Stout stated he does not survey into abutting property. Mr. Tuson asked the Conservation Commission's opinion on the wetland crossing for the driveway. Colin Cabot stated this would be the least intrusive point to cross and creates a minimal impact. Mr. Stout stated they are only waiting for State subdivision approval and are not required to have site specific, the crossing is under 100,000sq.ft. and only requires a Federal notice. Henry Huntington stated he would like to address the issue of wetlands on Mr. Tuson's property inquired if the 75' setback from Mr. Tuson's property could fall onto this property. Mr. Ordway stated the regulations do include wetlands on adjacent property. Mr. Tuson stated the surveyor has permission to enter his property. Mr. Stout stated he will flag the wetlands in this area. Jason Masse made a motion to continue this hearing. Seconded by Dustin Bowles. All were in favor. This application will be heard on February 16, 2006, at 7:00 pm, at this facility. This is the only notice.

6. Application # 05-28, ESMI, Major Site Plan, Located on International Drive, in the C/I District. Map 50, Lots 1-1 & 1-2. Abutter Greg Fillmore was present. Ray Shea from Sandford Surveying presented the application. Mr. Shea stated this plan consolidates two lots into one for a storage area. Mr. Shea stated they received site specific approval from the State and a special exception from the ZBA. Mr. Shea stated at design review they were asked to consolidate the lots for industrial use. Dustin Bowles made a motion to accept this application as complete and move directly to a public hearing. Seconded by Tom Moore. All were in favor. Mr. Shea stated they are requesting a waiver of the elevations tied into USGS Benchmark. Mr. Shea stated the previously approved plans for these lots utilized an assumed datum with benchmarks shown on the plan; for continuity with those plans, we would like to continue using the same datum. Mr. Shea stated this was based on an assumed elevation of 100', it is probably off by 500'. Stanley Prescott made a motion to approve the waiver for the elevation. Seconded by Henry Huntington. All were in favor. Mr. Shea stated they are requesting a waiver of the site specific soils mapping. Mr. Shea stated the wetlands on site were delineated using the required mapping methods by a certified wetland scientist; the majority of the remaining upland was disturbed and contains a paper/fiber mix material of .5 to 2 feet of surface fill; this area will further be filled to create a raised site. Mr. Shea stated therefore, we feel site specific soil mapping of the entire site would not be beneficial for this application. Henry Huntington made a motion to approve the waiver for site specific soil mapping. Seconded by Dustin Bowles. All were in favor. Mr. Shea stated there are two access points, one from ESMI and one from International Drive. Mr. Ordway asked if the cul-de-

sac road is being used. Mr. Shea stated only to meet the required frontage; it will not be used for access. Stanley Prescott asked if International Drive is a private road. Greg Fillmore stated yes. Tom Moore made a motion to approve the application as presented. Seconded by Henry Huntington. All were in favor.

VIII. BOARD DISCUSSIONS:

1. Capitol Improvements Program – Bob Ordway stated he and Tom Moore were on the committee and he thinks this plan is great and is glad to see it done. Tammy Davis stated the updated CIP's were distributed last month and asked if anybody had any changes to it. Tom Moore inquired into the planned date to replace the grader. Henry Huntington made a motion to adopt the updated CIP. Seconded by Clem Lyon. All were in favor.
2. Bob Ordway stated ownership of Heffron's Villages at Loudon has changed hands. Mr. Ordway stated the new developer needs to understand they are picking up everything that Heffron has agreed to with the Town of Loudon, whether they know about it today or not. Mr. Ordway stated they need to understand when they accept the project they are accepting it all; agreements made with the Town and agreements with the engineering firm. Mr. Ordway stated the office has addressed the outstanding bonds, engineering fees, and sidewalk agreement. Mr. Ordway asked if anybody remembers any agreements with Ranger Realty. Henry Huntington stated there were issues about the access for abutters with the class VI road. Dustin Bowles stated there is a turn around easement with Foster Road and the new roadway is not going to be a public road. Stanley Prescott asked what has happened with the Volunteers of America's elderly housing project. Mr. Ordway stated they have bought or agreed to buy the Brown property and this should solve their issues; they are coming back to the ZBA this month with an engineered plan. Mr. Ordway stated after the ZBA they will be before this Board.
3. Report of the Board of Permit – Bob Ordway stated there was no Board of Permit.
4. Report of the ZBA – Tammy Davis stated the Volunteers of America are on the agenda for an amendment to their special exception to include the new area of land they are purchasing. Ms. Davis also stated there is a building permit extension coming in for discussion.

IX. ADJOURNMENT:

A motion to adjourn was made by Henry Huntington at 10:37pm, seconded by Dustin Bowles. All were in favor.

Respectfully submitted,

Tammy Davis
Secretary

Application # 06-03, Peter & Gary LLC, Major Subdivision, Located on School Street, in the RR District. Map 38, Lot 8. This application will be heard on February 16, 2006, at 7:00 pm, at this facility.