

**APPROVED
with revision
See 2-17-11**

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JANUARY 20, 2011

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

Attendance:

Chairman Tom Dow, Tom Moore, Henry Huntington, Steve Jackson, Vice Chairman Stanley Prescott, Bob Cole, Alternate Bob Ordway, Ex-Officio Steve Ives

Julie Robinson represented the Conservation Commission and John Reese represented the Fire Department.

Acceptance of Minutes:

December 16, 2010 Meeting – **Henry Huntington made a motion to approve the minutes as written; seconded by Bob Cole. All were in favor.**

Discussion:

Parking Permit Review – Permit holders, or their representatives, Gary Bahre, Richard Moore, Alma Lane, Linda Trefethen, Ben Elliot, Bennett Chagnon, Wilbur Phillips, and Pamela Bartlett were present. All have submitted an updated plan of their parking area used during the larger race events. All plans have been reviewed by John Reese. Chairman Dow explained the reason for the plan update and went over a list of parking permit regulations that were handed out to each permit holder. Firefighter Reese said that the submitted plans were reviewed and approved. He stressed to the permit holders to be sure to maintain the 20' access lane and 25' turning radius. Donna White clarified that a change will be made to the Fire Department letter that accompanies each permit so that it reflects the 20' access required by NFPA codes. The letter currently asks for 24'. It was explained that the permit holders will pay the \$20 annual renewal fee to the Selectmen's office. Once payment is received, the Planning office will send out the letter of renewal.

Andy Sanborn – Mr. Sanborn explained that he owns the property at 13 Mudgett Hill Road which is in the C/I District. He stated that he wants to get an auto dealer license so that he can do concierge-specific selling and maybe some eBay. Mr. Sanborn referred to the Zoning Ordinance which requires a special exception for auto repair/auto body. He explained that the State requires an agreement with an existing facility if he is not doing that work himself. Mr. Sanborn said that he would have an agreement with J & D Repair as they are located near this property. He said he would not have outside display as in a typical car lot. Mr. Sanborn stated that the State requires a building of 1200 sf and 100' linear feet of property line, both of which he can satisfy. He said he will deal with higher end cars and is not planning to carry any inventory. He stated that this will be limited to

cars only and he will have someone else doing the detailing. Henry Huntington asked if Mr. Sanborn would be handling the cars or just acting as a broker. Mr. Sanborn explained that he has to take delivery of the cars in order to be a dealer. Bob Ordway asked if there was a place in the building to have these cars. Mr. Sanborn explained that $\frac{3}{4}$ of the building has a cement floor. There was discussion of the permitted uses and what is required. John Reese will talk with Mr. Sanborn about fire department requirements. After considerable discussion, review of the Ordinance, and the most recent approved use of the property, it was agreed that there is no need for Mr. Sanborn to do an application as the property is currently approved for retail sales. Should Mr. Sanborn alter his plan, such as decide to have outside display, he will have to come to the Board with a change of use application.

Colin Cabot – Mr. Cabot gave a brief history of the Sanborn Mills Farm. He explained that there are eleven acres within a larger LCHIP conservation area. He gave an overview of the buildings that are currently on the property. Julie Robinson explained that nothing can be in the footprint of the easement. Mr. Cabot stated that there is no conservation protection of the area with buildings, the eleven acres. Mrs. Robinson said that they wanted that area left as is as part of the easement. Mr. Cabot gave an outline of the current uses of the farm and possible future uses. He pointed out that one side of the road is considered to be the RR District and the other side is zoned AFP. There was lengthy discussion about what is permitted in the districts, changing the zoning, amending the Zoning Ordinance with additional permitted uses, and the possibility of obtaining variances for those uses not currently listed in the Ordinance. Bruce Yeaton voiced concern about the list of activities going on around his property. Jeremy Yeaton spoke about the preservation easement, noting that sustainability of the non-profit must be maintained. Mr. Cabot said he will continue to research, plan, and decide which way to go.

New Business:

Application #11-01, Faith Community Bible Church – Site Plan, in the C/I District, Map 39, Lot 29. There were no abutters present. Rodney Phillips represented the church. Mr. Phillips explained that they went to the ZBA last month, receiving a special exception for setbacks and a variance for the percentage of impermeable coverage. He said they plan to build a two-story addition with a 1440 sf footprint. Mr. Phillips stated that the addition will provide additional classroom and nursery space, noting that they are not changing the sanctuary. He noted that there is an error on the plan where one abutter was listed incorrectly. Mr. Phillips said he has talked with Firefighter Reese and learned that they have to maintain a gravel access to the dry hydrant that is at the rear of the building. He explained that there is a 15,000 gallon underground water tank at that location. Firefighter Reese asked that the access and hydrant location be shown on the plan. Mr. Phillips showed photographs of the church so that board members could see the two stories, elevations, and profile. He said the addition will have the same white siding.

Stan Prescott moved to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor.

Steve Ives asked if there would be a basement. Mr. Phillips said there will not be a basement. Tom Dow asked if they have building plans. Mr. Phillips said they do not at this time. John Reese said he has just seen the site plans but will review building plans once available. It was stated that they are carrying the fire alarm and sprinkler system into the addition. Mr. Phillips said they will have the building plans within a month. Bob Ordway asked if there would be an elevator. Mr. Phillips said there is currently a lift and that will continue to serve the entire second floor. Tom Dow asked if any parking is being added. Mr. Phillips said they are not adding parking, simply spreading out for more classes.

A request to waive the requirement for an existing conditions plan was read. It was noted that the addition has been added to an as-built plan and suggested that that could serve as an existing conditions plan. **Stan Prescott moved to grant the waiver request; seconded by Tom Moore. All were in favor.**

Tom Moore made a motion to approve the application and plan as presented; seconded by Bob Cole. Tom Dow reviewed changes that are to be made to the final plan as follows: change abutter name, show gravel access road, and correct Stanley Prescott's name in the reference notes. He reminded Mr. Phillips that the building plans need to go to the fire department. Mr. Phillips stated that he will have the fire department approval before going for the building permit. **All were in favor.**

Board Discussion:

Chairman Dow stated that he directed Donna to contact CNHRPC with regard to assistance in updating the Master Plan. Because things are slower with applications and other projects, he said he felt this was a good time to do the review. He said CNHRPC will look at the project and provide an outline of the process and costs.

Report of the ZBA:

There are no applications on the ZBA agenda therefore there will be no meeting.

Report of the Board of Permit:

Stan Prescott said that there was one Hawker & Peddler application on the agenda. It was for Speedway Children's Charities and the NH Sno-Shakers who have an event planned for January 22nd from 7 am to 4 pm. He said they expect 50-100 riders and will have some vendors.

Adjournment:

A motion to adjourn at 8:45 p.m. was made by Tom Moore; seconded by Steve Ives. All were in favor.

Submitted by,

Donna White
Administrative Assistant