

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
January 21, 2016

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

**Attendance:**

George Saunderson, Henry Huntington, Tom Moore, Tom Dow, Stan Prescott, Bob Cole, Ex-Officio Steve Ives, and Alternates Alice Tuson & Dustin Bowles

**Acceptance of Minutes:**

December 17, 2015 Regular Meeting – **Bob Cole made a motion to accept the minutes as written; seconded by Steve Ives. All were in favor.**

December 29, 2015 Site Walk – **Stan Prescott made a motion to approve the minutes; seconded by Bob Cole. All were in favor.**

January 6, 2016 Zoning Workshop – **Dustin Bowles made a motion to approve the minutes; seconded by George Saunderson. All were in favor.**

January 18, 2016 Zoning Amendment Public Hearing – **Stan Prescott made a motion to approve the minutes; seconded by Dustin Bowles. All were in favor.**

December 17, 2015 meeting with CNHRPC – **Henry Huntington made a motion to approve the minutes; seconded by George Saunderson. All were in favor.**

**Board Discussion:**

- Brandon Guilbault spoke about renting out a bay at Harry-O's garage bay at Map 30 Lot 24. He stated he would be selling one, maybe two vehicles at the most. Mr. Guilbault said he'd like to request permission to store and display at least one car. Brandon's mom and step dad Michael McDonald were with him as well. Michael McDonald said that the license is for both Brandon and his mom and the dealer laws have changed, so they have to have a hard location to keep their license. Mr. McDonald stated they have been doing this for six years. Brandon stated basically they have to have a location to get their license renewed. Tom asked if it was a retail license, Brandon said yes it's a retail license. Bob Cole asked if it was indoor or outdoor display. Brandon said he's not sure if the state requires outdoor, the paperwork didn't say it had to be outdoor. Alice Tuson asked if Brandon would be doing any repairs or just reselling. Brandon said he was just reselling, no repairs. Brandon stated the car would never be seen, he has space he keeps his cars but he would like one car to be in the bay. The board discussed the uses of the bays in the past and how it was addressed for them. Donna White added the reason she sent him to the board was because it's a change of use, which is what we did for Dom Customs. The board discussed when one person leaves and another person comes in they need to fill out an application. A change of use application was given to Mr. Guilbault.
- Jim McNeil – Map 21 Lot 11, LLA. Jim stated he's looking at buying a small sliver of land adjacent to his lot from Debra Carbone and he'd like to know if they can proceed in having the lot surveyed and adjusted. Henry Huntington asked if Debra Carbone would still have 200 ft of frontage. Jim McNeil said yes, he hasn't had Web Stout look yet but he's guessing it's ½ acre. Donna White said she did some research when Debra called her because both sides of Plateau Ridge had that small strip and she wasn't

sure if there was a reason, however there doesn't seem to be. Debra Carbone said her only concern was she still wanted to have sub-dividable portion of land. Donna White said their discussion was that as long as she had 4 acres and 400 ft of frontage. Tom Dow asked if there was a house on that lot, Jim McNeil said Debra Carbone's house was on the lot.

- Dave Cossette – Looking at purchasing Map 40 Lot 24. He said the town didn't have any record of this property so he did a scaled map. Dave Cossette said there was a concern with the width of the road; he cannot remember who he spoke with. Dave Cossette stated the turnaround was never put in; instead a 20 ft driveway was done. Dustin Bowles stated this was what the land owner was asked to do. Dave Cossette said he wasn't sure if he needed a turn around. Tom Dow asked if his reasoning for coming was to talk about extending the road down and make the lot available to build upon. Dave Cossette said he's just looking at one lot and he's looking to not do everything to code and to be able to come in and just go to his land instead of bring the road all the way down. Stan Prescott said that he needs to have frontage. Dustin Bowles stated that in 2005 Bob Bollinger and Russ Pearl did work in there, and the builder didn't want to put his driveway the way it was in the plan, so Dustin said he was told if he made the driveway wide enough for a fire truck turnaround, which is why he made the driveway 20 ft wide. The board discussed what next steps would be taken. It was discussed that Jason Fiske bought this lot to go with his lot in the front, as his well is on this lot. The board decided that before a decision was made, research needed to be done to find out how this was addressed in the past.

#### **Old Business:**

- Application #15-15, Colin Cabot – Lot Line Adjustment, Map 16, Lots 2 & 25, RR District. Ross Evans of Holden Engineering represented the applicant. Abutters Sandra Hillsgrove and Sheri Kluesener were present.

Mr. Evans stated the plan has not changed; he was waiting to hear more information from the planning board from the site walk. The site walk was discussed and Tom Dow stated the board felt the right of way should be moved down to encompass where the driveway comes in and then the driveway could come out due to the slope, the telephone pole and the close proximity of neighbors it would be a better location. Stan Prescott agreed and noted that aside from that the board asked that the Carbone house be added to the plan. Stan Prescott asked if the intent was to put the land into conservation easement. Ross Evans said that is the intent. Sherry Kluesener said that she wanted to voice her concerns, which is that looking at the zoning ordinance she would like it to be memorialized that it's not for building upon. Sherry Kluesener stated that this non conforming lot does not have 50 ft frontage and she's concerned this will come back to haunt us, Sherry Kluesener said it should not be a buildable lot. Tom Dow said that because it's going into conservation it cannot be built on. Stan Prescott said he would like to see an executed document saying it's going to go into conservation easement. George Saunderson asked if they could grant permission contingent upon that agreement. Stan Prescott said it's important it's followed through. Henry Huntington said if this passes it would not be a lot line adjustment until the conservation easement is in place. Tom Dow stated they suggested last month to write an easement in the deed stating whoever owns this property will have the right to cross the property to get to it. Tom Dow said building a road up there isn't the best spot, with an easement they can come down the drive way and cross through the back right onto the property. Tom Dow stated this is the most efficient easiest way, this way there is not 50 foot right-of-way, just an easement for the right to cross. Ross Evans said he isn't opposed to doing that. The board discussed the easement being in place. Dustin asked if there needs to be frontage to go into conservation. Stan Prescott said he doesn't believe it needs to; there are no regulations for frontage. Henry Huntington asked who Colin Cabot would give the easement to and suggested to have them take that suggestion and have them start working on the easement.

**Henry Huntington made a motion to continue the hearing to the next meeting on February 18, 2016 at 7:00 p.m.; seconded by Tom Moore. All were in favor.** There will be no further notification.

**New Business:**

No new business

**Board Discussion:**

Mike Tardiff would like to meet with the Board within the next few weeks. The next meeting is on February 18<sup>th</sup>, so Melissa will check in with him and see how long he needs and see if coming in before the public meeting would work

**Report of the ZBA:**

Michael Martel - Continuance for special exception for a reduced setback.

**Report of the Board of Permit:**

Stan Prescott said there was no board of permit.

**Adjournment:**

**Dustin Bowles made a motion to adjourn at 8:06 p.m.; seconded by Henry Huntington . All were in favor.**

Submitted by,

Melissa Lucier  
Administrative Assistant