

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JANUARY 17, 2013

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

Attendance:

Steve Jackson, Tom Moore, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternates Jeff Green and Bob Ordway, Ex-Officio Dustin Bowles
Bob Ordway was appointed as a voting member in the absence of Henry Huntington.

Julie Robinson and Pauline Touzin represented the Conservation Commission.

Acceptance of Minutes:

December 20, 2012 Regular Meeting – **Bob Cole moved to accept the minutes as written; seconded by Steve Jackson. All were in favor.**

December 20, 2012 CIP Public Hearing – **Steve Jackson made a motion to approve the minutes as written; seconded by Bob Cole. All were in favor.**

December 20, 2012 Zoning Workshop – **Bob Cole made a motion to approve the minutes; seconded by Dustin Bowles. All were in favor.**

Public Hearing for Revocation of Approved Plan:

Wildwood Sanctuary/Leonard LaPadula, Map 34, Lot 2 – Chairman Dow opened the public hearing scheduled per Section 11.9 of the Loudon Land Development Regulations. He read a letter that was received from Mr. LaPadula requesting that the open space subdivision approved November 16, 2006 be revoked. The chairman explained that the Board of Selectmen has held two public hearings on the return of 45.2 acres that was deeded to the town as part of the subdivision approval. Steve Jackson asked Dustin Bowles if anyone had attended those hearings. Mr. Bowles stated that there was nobody in attendance at either public hearing. **Bob Ordway made a motion to revoke the subdivision per the owner’s request; seconded by Steve Jackson.** Dustin Bowles explained that the Board of Selectmen will be taking a vote on the request to return the land at their next meeting on January 22nd. He explained the timeframe that is required when conducting public hearings on such matters. **Bob Ordway moved to amend his motion to include conditional on the Selectmen’s approval of returning the land; Steve Jackson was in agreement with the revision of the motion. All were in favor.**

Conceptual Consultation:

ESMI, Map 50, Lot 1-1 - Marc Aubrey was present for ESMI. Jeff Green of J L Green Enterprises also represented ESMI. Mr. Green stated that they were in a couple of months ago to do a lot line adjustment between ESMI and Fillmore. He explained that adjustment and the history of the lot, pointed out the location of the ESMI plant and the

area of storage of material on this lot, and said they are looking to expand that area onto the expanded lot. Mr. Green stated that they have to stay 100' from open water and 75' from wetlands. He pointed out that the Soucook River borders the adjacent Fillmore property but that this lot is not within any shoreland issues. Mr. Green said there is a road on this lot and it will be taken out as part of the expansion down the lot.

Tom Dow asked if they will be removing soil from the lot. Mr. Green said they will be doing test pits soon. He explained that they would remove the road, some gravel and topsoil. He said they will know more once their application is submitted. Steve Jackson asked if the area would be permeable or if there would be runoff. Marc Aubrey explained how they stockpile the processed material until they have a home for it elsewhere. He said they have to keep moving material from the plant site to make room for incoming material. Jeff Green explained that the working area is full and they want to have more usable area. Tom Dow asked if there is a limit as to how much can be stored on the lot. Mr. Aubrey explained that the original application was to fill because of the grade of the lot but he was not sure if there was a limit set for storage. He said they are going to the ZBA next week for the expansion of the use.

Tom Dow asked what permits are needed. Marc Aubrey said that Fillmore previously had a permit on the lot and he was looking into how that would be handled with the transfer of part of the lot to ESMI. Bob Cole explained that the permit would go with the land if Fillmore had one. Steve Jackson asked if reclamation is part of the process when the operation ends. Jeff Green said it would be part of the site specific/alteration of terrain. Tom Moore clarified that the goal is to keep the existing grade going out from the plant site. Mr. Aubrey said that was correct and it was to give them more work and storage areas. He said it would allow different uses if they produce a variety of products. Mr. Aubrey estimated that this would be over a three to four year time period to get it up to grade. Jeff Green noted that there is a grade difference of about 26'.

Bob Cole asked if the State has to approve the filling of the area. Marc Aubrey said they do. Stan Prescott noted that the contours do not show the fill. Jeff Green explained that this is a conceptual plan and he is still discussing the project with ESMI. Bob Cole asked if there are monitoring wells on the property. Mr. Aubrey stated that there are wells on the plant site at the property line where being treated. He said they cannot move any materials from the plant site until lab numbers are received, noting that they have the monitoring wells and containment.

Julie Robinson asked if there is a berm or skirting along the wetlands. Mr. Green said they are addressing this with detention ponds. He said there would be a berm along the top of the slopes, noting that any runoff would be directed to the ponds. He said there might be a minimal swale at the bottom of the slope. Mrs. Robinson said, as a Conservation Commission representative, they would like to see assurance that this is not affecting the wetlands. Mr. Green stated that the project will be done as a progression and safeguards will be maintained throughout the expansion.

New Business:

Application #13-01, Northern Design Precast – Site Development on International Drive in the C/I District, Map 50, Lot 23. Abutter Marc Aubrey for ESMI and applicant

Bradley Thompson were present. Web Stout of FWS Land Surveying represented the applicant. Mr. Stout explained that they will be going to the ZBA for an equitable waiver of dimensional requirement next week. He showed the location and layout of the property, explaining that they have areas for manufacturing, office, a batch plant that makes concrete, aggregate outside, and a pole barn. Mr. Stout said the goal for the proposed addition is to bring some of the finishing, shipping, and storage inside. He said the addition would be a 50' x 100' metal-framed building such as what is currently on the site. Mr. Stout passed pictures of the existing buildings around for Board members to view. He explained that some washing is done with a finishing product/water solution that is then gathered into an open detention pond. Mr. Stout said this will require a DES permit for the discharge of non-domestic water. He noted that the State does not allow floor drains. A test pit has been done and no seasonal high water table was observed.

Mr. Stout said there will not be any more employees with the addition of this building, noting that there are 30 employees with 33 parking spaces. He said they are not close to the limit of coverage area with 10.5% building coverage after the addition and 4.6% impermeable coverage. Mr. Stout explained that they are requesting the equitable waiver of dimensional requirement from the ZBA because a small building is on the setback line. He said rebar is cut there and it is the best location for the manufacturing set-up. Pictures of the building's location were viewed. Steve Jackson asked if the outside storage area is all gravel. Mr. Stout said that was correct and that they have a DES permit for the batch plant and concrete mixer; when that is washed down the residual hardens in a small pit and then is removed to a different location. He said there are pallets outside where the products are cured. He explained how the water will run into a holding tank, be tested, and then run into a retention pond.

Brad Thompson explained the finishing process, saying that they do a lot of restoration work and they prefer not to sandblast. He said this process is what many masons typically use. Mr. Thompson said the addition would give them room to cure product in cold weather. Chairman Dow asked where the pond is located. Mr. Stout said they initially thought there would be a leach field type area but they have since determined that it will be piped to a pond. Steve Jackson asked about monitoring wells that are shown. Mr. Stout explained that it was for the Fillmore excavation that was done. Tom Dow asked that the pond location be shown on the plans. Mr. Stout said they are in the process of submitting to the State and he will have the pond on the plan once finalized. Mr. Dow said this addition is similar to what is already there and it cannot really be seen from the road.

Steve Jackson asked if fire suppression is needed. Mr. Thompson said the building would be insulated to current standards and he did not believe any special suppression would be needed. He explained that the machine used for etching is like a power washer. He said they estimate 500-600 gallons of water discharged each day. It would be caught in trenches; the area outside will have a shed roof over it so it does not pick up rain water. Tom Moore asked how they will control the discharged water without it freezing. Mr. Thompson explained that it would be trenched from inside the building to the holding tank and then to the pond, all underground. Chairman Dow advised the applicant to get building plans to the fire department per the request of John Reese.

Stan Prescott made a motion to continue the application to the meeting of February 21, 2013 in the Community Building at 7:00 p.m.; seconded by Tom Moore. All were in favor. There will be no further notification.

Application #13-02, Claudette Burke – Minor Subdivision on Greenview Drive in the RR District, Map 59, Lot 48. The applicant was not present. Abutters Al Brock, Alan Gray, Robert and Sandra Lyle were present. Jeff Green represented the applicant. **Stan Prescott moved to accept the application as complete and move to public hearing; seconded by Tom Moore. All were in favor.**

Mr. Green explained the location of the property as being by the fire pond at the cul de sac prior to the last length of Greenview Drive. He said the lot is now 8.5 acres, and the proposal is to divide it into a lot of 3.099 acres with the existing house and a lot of 5.426 acres. The new lot would have 2.9 acres of buildable area. Mr. Green pointed out the snowmobile trail that crosses through the property, noting that the driveway for the new lot would be in the same area. He stated that test pits have been done, the lot configuration box is shown, and there is a large wet area with a beaver pond and a second pond. Mr. Green noted that there is a 4' elevation difference between the ponds.

Al Brock asked about the well for the new lot being in the beaver dam area. He stated that there is a culvert between the new lot and where the well is shown. Mr. Green said the building would be put back past the ponds on the new lot, accessed over the beaver dam area. Mr. Brock asked how it is based as a buildable lot. Mr. Green said they will have to get a wetland crossing where there is a culvert now. He said there are two levels of water and the area has been delineated by a wetland scientist. Mr. Green said they are proposing a 12' crossing for the driveway and snowmobile trail. Al Brock explained the current location of the trail. Mr. Green said they are proposing to change the trail so as not to have to cross the driveway. He said the trail would be to the existing house side of the driveway and they would keep it as narrow as possible. There was discussion about the elevations of the ponds and crossing.

Julie Robinson asked about buffers of the wetland. Mr. Green said this is an existing road as taken from old plans. Robert Lyle asked if a bridge would be constructed. Mr. Green said there would be no bridge; they would have to leave the existing culvert. Mr. Brock asked about the setback for a driveway. Mr. Green said it is 30' and still maintained. Dustin Bowles addressed the 75' buffer by referring to a plan that he submitted to the Board a few months back. He said there was an existing logging road and turn-around on his plan that Mr. Green had a problem with because of setbacks and a proposed driveway. Mr. Green said the setback lines were not shown on Mr. Bowles' plan initially but once they were verified, he was in agreement with the proposed location.

Julie Robinson said the Conservation Commission would want to see this location. Dustin Bowles asked if any of the lots in the area had notes of no further subdivision. Chairman Dow said he had Donna research this and no record was found to that effect. Mrs. Robinson asked about markings on the plan to the side of the crossing. Mr. Green explained that it is the area of the beaver dam backup. Bob Cole asked if there are other areas in town that have a combined snowmobile trail and driveway. Mr. Green said he was not aware of any. He said it will be up to the State to allow crossing for both.

Tom Dow asked for the distance between the two wetlands. Mr. Green said it is 27' at the narrowest point. Mrs. Robinson said the beaver dam is part of the wetland. Mr. Green said it was not delineated as such. Mr. Dow noted that the delineation was done in 2004 so the dam could have been built since then. He said if the dam is part of the wetland then the distance would only be about 20'. Steve Jackson said he feels the big battle will be with DES on the wetland crossing. Mr. Green said their application is ready to go in to the State. Mr. Dow said the dam should be part of the wetland which would then make the crossing awfully tight. Mrs. Robinson said one pond is higher than the other which tells you they are holding back a lot of water. Mr. Green explained the makeup of the dam area. Tom Moore asked what type of culvert is there. Mr. Green said it is steel; one end was crunched at some point but it is usable as that end is on the low side. Discussion continued about the dam, the crossing width, the culvert, and possible options. Rob Lyle asked if there is enough room for a house, well, and septic system. Mr. Green said there is and that another company had done a plan for the area which he confirmed as well.

Al Brock asked if there are any special requirements to build a house on this lot where it is a private road, etc. Mr. Green said something could be put in the deed if an association is formed and the owner would have to be part of the association. Chairman Dow referred to Section 301.5 of the Zoning Ordinance which addresses wetlands. He recommended that Mr. Green review this as it would appear that the project should go before the ZBA. It was agreed that the plan needs further review. Al Brock asked if power would be underground as it is on the rest of the road. Mr. Green said it would have to be if the other lots have underground power.

Steve Jackson made a motion to continue the application to February 21, 2013 in the Community Building at 7:00 p.m.; seconded by Tom Moore. All were in favor.

Board Discussion:

Master Plan update – Mike Tardiff will attend the February meeting to discuss the next step in the update.

Report of the ZBA:

There is an application for soil application at property owned by ESMI and an application for equitable waiver of dimensional requirement for property owned by Northern Design Precast on this month's agenda.

Report of the Board of Permit:

Stan Prescott reported that there was no meeting this month.

Adjournment:

Stan Prescott made a motion to adjourn at 8:45 p.m.; seconded by Dustin Bowles. All were in favor.

Submitted by,
Donna White
Administrative Assistant