

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

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PLANNING BOARD MINUTES
OF JANUARY 18, 2007

Meeting called to order at 7:30 PM (immediately following Zoning Amendment Public Hearing) by Chairman Tom Dow.

Attendance:

Vice Chairman Stanley Prescott, Tom Moore, Bob Ordway, Chairman Tom Dow, Gary Tasker, Ex-Officio Dustin Bowles, and alternates Jason Masse and Steve Jackson were present. Julie Robinson was present to represent the Conservation Commission. Jason Masse was appointed to take the place of Henry Huntington for this meeting.

Acceptance of Minutes:

November 18, 2006 Decato Site Walk. *Dustin Bowles made a motion to accept the minutes as presented, seconded by Stanley Prescott. All were in favor.*

January 6, 2007 Creekwater Lane Site Walk. *Dustin Bowles made a motion to accept the minutes as presented, seconded by Stanley Prescott. All were in favor.*

January 6, 2007 Pittsfield Septage Processing Facility Tour. *Gary Tasker made a motion to accept the minutes as presented, seconded by Bob Ordway. All were in favor.*

December 21, 2006 Public Hearing. *Dustin Bowles made a motion to accept the minutes as presented, seconded by Tom Moore. All were in favor.*

Discussions:

1. **Tony Merullo**-Mr. Merullo submitted a letter requesting a reduction of his road bond for Creekwater Lane in December. He handed out a cost sheet which he went over line by line with the Board. Mr. Merullo noted that the side slope is consistent with the profile desired by the Planning Board, not as designed. He informed the Board that he has lengthened a culvert that was found to be too short. Mr. Merullo explained that he is not asking for a reduction in the paving figure because paving prices have increased and a reduction in that line might not leave enough to cover the rest of the paving. He said he is proposing to leave \$129,500 which, as noted in a memo from Tony Puntin, is more than enough to cover the remaining work. *Bob Ordway made a motion to approve the bond reduction to \$129,500, seconded by Gary Tasker. All were in favor.* Board members thanked Mr. Merullo for addressing their concerns timely and professionally.
2. **Septic Disposal Solutions**-Project Description-Paul & Darlene Johnson and Bill Gosse presented sketches of their proposed septage processing facility as requested by the Board after the site tour in Pittsfield. They explained the site location, entrance, proximity to the dump road, and layout of the property. Mr. Gosse explained the building and process of their operation. Gary Tasker told the group to come in with a surveyed plan to scale,

show the roadway into the area being used with its width and what it is made of, the existing traffic flow, existing operations in the pit. Stan Prescott referred back to the discussion at the December meeting about the access road. He said he has spoken with David Moody and Mr. Moody said he would not want to change the access road because of the angle of coming out with a log truck and trailer. This would cause a truck to have to swing into the lane of incoming Dump Road traffic. Bill Gosse explained safety concerns of changing the access. Gary Tasker said he would also be looking for the building style and construction, written approval from the property owner, note on the plans that the compost area would be covered, a copy of the compost tent specs, size of the blocks of the compost area, parking area for employees, and downward security lighting. He said he would like a note from the police and fire departments with their thoughts on lighting in the area.

3. **Ken Conte**-Mr. Conte explained that he has two lots on Berry Road, one with his house, the other across the road where his leachfield is located. Mr. Conte said the $\frac{3}{4}$ acre lot with the leachfield is being assessed as a building lot. He asked if it would be possible to do a lot merger with the road dividing the lots. There was discussion about other situations where the land under Berry Road was owned by the property owners. It was noted that a merger could not be done if the deeds show these as two lots; however, if the road is owned by the landowner a merger could be done. It was suggested that Mr. Conte research the deeds.

Old Business:

None

New Business:

None

Board Discussion:

1. A variety of general correspondence (brochures, seminars, public hearings for area cell towers) was presented to the Board members for review.
2. It was noted that Lorraine Duprez has asked to be put on the agenda for the March meeting to discuss deeding of the conservation land as part of their subdivision approval.
3. It was also noted that Alvin Davis has submitted a draft deed and title search of the open space parcel to the Selectmen as part of his open space subdivision approval.
4. Len LaPadula is finalizing the deed for open space land as part of the Wildwood Sanctuary subdivision approval.
5. Central NH Regional Planning Commission has invoiced the town for its 2007 dues of \$5,300. There has been no response from CNHRPC to the request of the Planning Board to terminate the agreement to update the Land Development Regulations and to refund the \$2,000 sent at the time of the agreement. There was discussion about what services are provided by CNHRPC for the \$5,300 and how best to handle the termination of the agreement. Stan Prescott and Bob Ordway, as Planning Board representatives to CNHRPC, will address this at the next Commission meeting.

Report of the ZBA:

There is one application before the ZBA and that is a continuation from November 2006 for a variance and special exception for DJP Realty on a parcel located on Bee Hole Road.

Report of the Board of Permit:

Tom Dow reported that Bob Fiske informed the Board of Permit that there is a 3 day music festival planned for the Rocky Road Campground in April. The plan is to have vendors, a variety of bands, and speakers. Mr. Bagone has been told that he needs to file a letter of intent and to date has not done so. Mr. Dow said that the ZBA stipulations of Mr. Bagone's approval were discussed, including a limit of 200 people and 41 campsites. He said it would be deemed as a special event. Gary Tasker said he felt that abutters should be notified even though not required through the special event permitting process.

Mr. Dow said that the Board of Permit also discussed fire ponds in town and one hawkers & peddlers permit.

Mr. Dow reported that there was a recent meeting with DES on Wiggins Road to discuss removing culverts because of Blanding turtles in the area. He said bridges will have to be put in.

Adjournment:

A motion to adjourn at 8:50pm was made by Gary Tasker; seconded by Dustin Bowles. All were in favor.

Respectfully submitted,

Donna White