

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JANUARY 19, 2012

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

Attendance:

Henry Huntington, Tom Moore, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternate Jeff Green, Ex-Officio Dustin Bowles
Alternate Jeff Green was appointed as a voting member in the absence of Steve Jackson.
Julie Robinson represented the Conservation Commission.
Bob Fiske represented the Code Enforcement Department.

Discussion:

Hemlock Hill residence – Chairman Dow introduced Lisa Saba from NeuroRestorative. Mr. Dow informed those in the audience that this was an informational meeting only as there is no application being considered. He stated that all residents of the Hemlock Hill area were notified by mail of this meeting. He asked that the discussion be kept orderly, with everyone being given the courtesy of speaking and being heard. Ms. Saba stated that she is the New England director for NeuroRestorative and was present to discuss the use of a residence on Hemlock Hill Drive. She explained that there are three older men, all of whom have suffered brain injury, living at the three-bedroom home. Ms. Saba said her agency strives to maintain a home-like atmosphere for those that are challenged due to a traumatic brain injury. She said they are putting an ADA compliant ramp at the front of the home and a deck at the rear of the home, keeping in mind the residential character of the neighborhood. Ms. Saba explained that 24-hour assistance is provided within the residence every day. This is not live-in staff; they work in rotating shifts to provide 24/7/365 support. Residents are unable to drive and are transported by staff to doctor visits, local hospitals and therapy clinics and participate in local educational and cultural opportunities as much as possible. Ms. Saba noted that the residents all lived in a residential community before their injury and it has been found that they are best suited by doing their rehabilitation in a residential setting.

Chairman Dow opened the discussion to questions from the public. Several residents had questions and voiced concerns about this type of facility being in their neighborhood. Ms. Saba and Board members responded. Ms. Saba invited all in attendance to stop by the residence to meet the residents. The Board will discuss the matter at another time and determine if there is need for a public hearing. Chairman Dow closed this portion of the meeting shortly after 8:00 p.m. in order to move on to the scheduled agenda.

Acceptance of Minutes:

December 15, 2011 Meeting – **Henry Huntington moved to accept the minutes as written; seconded by Bob Cole. All were in favor.**

Old Business:

#11-14, Loudon-Penguin Real Estate Holdings – Minor Site Development, in the C/I District, Map 49, Lot 115. Abutter James Rhoads was present. Jeff Green recused himself from this matter. It was noted that the applicant has been before the Zoning Board and received their approvals. **Tom Moore moved to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor.**

Matt Moore represented the applicants. He stated that they have met with the Conservation Commission and have incorporated the changes requested by the Commission. They also met with the Zoning Board and have received the necessary approvals. He pointed out that they have moved the new fuel island slightly so that the island and pad are not within the 75' wetland buffer. Mr. Moore also pointed out the grass buffer area along the outer edge of the parking lot. He said he added a catch basin northwest of the island. Mr. Moore explained the Snout structure that will be used in the basin. He said that this basin is to catch everything from the water shed of the corner of the building and island area. Stan Prescott said that the finish grade of the catch basin should be on the plan. Mr. Moore said that he spoke with the owners after meeting with the Conservation Commission and they would prefer to use pavers in the parking lot. He said the area is protected with the catch basin.

Mr. Moore said that they have eliminated the drive-thru between the two buildings (store and Rhoads). He pointed out the lane for the drive-thru to the window and how traffic would exit out to the right, circling back to the road. He said the signage for this area is on the traffic control plan. Mr. Moore said the area between the two buildings will not be paved. He showed the turning radius plan, noting that it will not interfere with the parking spaces.

Tom Dow asked if the current entrance will stay. Mr. Moore said that it will and there will be two handicapped parking spaces in that area. Stan Prescott asked about unloading of trucks where the storage is near the drive-thru window. The owners said that trucks park away from the building and bring orders in on hand carts. There was brief discussion about the traffic flow. Julie Robinson said that everything that was discussed with the Conservation Commission has been addressed and she thanked the applicants.

Architect Mark Stewart handed out building plans. He said that there will be a 12' addition on the back instead of what was on the original plan. This allows the drive-thru and turn-around to be at the rear of the building. Mr. Stewart said that there may be a sandwich shop coming into the space where the deli is located. Tom Dow asked about landscaping. Mr. Stewart said it is a tough area, noting that the grassy area at the front is in the State's right-of-way. He said the area at the back of the store is currently vegetated. Dustin Bowles asked if they would still have enough room to do everything planned if the State moves the lane over. Matt Moore said they have planned accordingly.

Tom Moore asked about lighting under the fuel canopy. Mr. Stewart said it would be LED lighting designed by the canopy company. He said there will be

downward lights at the entries. Tom Dow asked if they have to go to the State for the gas tanks. Mr. Stewart said that they do. Tom Moore asked if there would be new power lines over the canopy. Mr. Stewart said they will be underground.

Hearing no questions from the public, Chairman Dow closed the hearing to the public and opened it to the Board only. Mr. Dow said that he likes the change with the drive-thru. Stan Prescott said he would like to see the siding and colors being used. Henry Huntington said the Board wants to keep the rural vision and he would like a clearer picture of what the building would look like. Mr. Stewart said the building will be tasteful. He said they would prefer not to come back to another meeting. He said he will be getting plans to Code Enforcement and the Fire Department and could include some to the Planning Board. Initially Mr. Stewart said that there would be clapboards on the building other than the rear where they would use metal. After discussion it was agreed that clapboard siding would be used on the entire building. They were asked to keep colors toned down.

The applicants were asked to provide the following: a) letter from Fire Department; b) signage details; c) lighting – catalog cut; d) fix elevation of catch basin on the detail sheet and drainage plan; e) fix the numbering of parking spaces; f) add a note about meeting parking space requirements/not expanding more than 25%; and g) clapboard siding to be used everywhere. **Stan Prescott made a motion to continue the application to the meeting of February 16, 2012 at 7:00 p.m. in the Community Building; seconded by Henry Huntington. All were in favor.** There will be no further notification.

Jeff Green returned to the Board.

New Business:

#12-01, New England Flower Farms and Henry & Sharon Huntington – Lot Line Adjustment, in the RR District, Map 6, Lots 1, 3, & 21. Abutter Wes Jones was present. Henry Huntington recused himself from this matter. Tim Bernier of T F Bernier, Inc. represented the applicants.

Mr. Bernier showed a plan of the three existing lots, two in the name of New England Flower Farms (Lots 1 & 3) and one in the name of Henry and Sharon Huntington (Lot 21). He explained that the proposal is to take nine acres from Lot 3 and add it to Lot 21. Mr. Bernier said that the back land of Lot 3 would be added to Lot 1, leaving the farm with forty acres. No new lots are being created. He said the piece being added to Lot 21 is a wetland area and has no access from, or any use to, the farm. Mr. Bernier pointed out a common access easement at the Chichester side of the parcels. The easement allows access to the main lot (Lot 3). Mr. Bernier stated that they will be going to the Zoning Board next week for a variance on lot coverage. He said the permitted coverage is 10% and they will be at 18% with the newly adjusted lot size because there are so many buildings and greenhouses. He said impervious coverage is permitted up to 20% and they will have 28%.

Wes Jones asked if the 50' strip at the Chichester side of the parcels is enough for a road. Mr. Bernier explained that the strip gives the back land frontage. Stan Prescott said the plans need to have a note of the lines being abandoned. Mr. Bernier said he will

show the whole parcel on the final plans; they just finished the survey. There was discussion of the parcel coverage and acreage that has been used in expansions in the past. Henry Huntington pointed out that the bulk of the structures are greenhouses, not commercial buildings.

Tom Moore made a motion to continue the application to February 16, 2012 at 7:00 p.m. in the Community Building; seconded by Jeff Green. All were in favor. There will be no further notification.

Henry Huntington returned to the Board.

#12-02, Eric & Michelle Woodman and Joseph Bonollo – Lot Line Adjustment, in the RR District, Map 11, Lots 47 & 19. Mr. Bonollo was present. Jeff Green recused himself from the Board as he represents the applicants.

Mr. Green stated that they have to go to the Zoning Board for a variance for reduced frontage. He gave an overview of the lot line adjustment that was approved two years ago in order to make the Woodman lot conforming for the construction of a house. He said there has been a problem with releasing the Bonollo piece through the bank so Mr. Woodman did a deed to reverse that section of the lot line adjustment. This created additional confusion thus this plan to return the lots back to their original configuration. Mr. Green pointed out that the Bonollo lot will be exactly as it was before the 2009 lot line adjustment. The Woodman lot will end up with 24.66' of road frontage and that is the reason for going to the ZBA.

Mr. Green said he is hoping for a conditional approval pending the ZBA approval so that Mr. Woodman can proceed with the bank process. He explained that there is a deeded easement over the Bonollo property/driveway to the Woodman lot in the back. Mr. Green said there was no road frontage before the previous lot line adjustment so this plan would still be an improvement as the Woodman lot would now have the 25' strip that he purchased as part of the first lot line adjustment. Tom Moore said the plan is not bad and does clean up a mess. **Dustin Bowles made a motion to continue the application to February 16, 2012 at 7:00 p.m. in the Community Building; seconded by Stan Prescott. All were in favor.** There will be no further notification.

Jeff Green returned to the Board.

Board Discussion:

Frank Merrill – Mr. Merrill said that he was sent to the Board from the recent Board of Permit meeting. Bob Fiske said that the question of underground power had come up so some research was done. He said the subdivision involved was approved in October 2003 and the Land Development Regulations were updated in December 2003. With that update the requirement for utilities on dead-end streets was that they are to be underground. Mr. Fiske referred to RSA 674:39 that addresses substantial completion being required within 24 months and there being a five-year window for exemption from changes to regulations. He said no substantial work was completed in that timeframe.

Bob Cole asked if the lots had been sold. Mr. Merrill said they had and that he bought his in 2004. Mr. Cole said it is alright if there is no development for years if the

lots are sold. Stan Prescott said the subdivision was substantially completed as the road was in and the lots were sold. There was brief discussion about the intent of the RSA. Mr. Prescott said there is nothing on the subdivision plans showing utilities aboveground or underground. He said underground utilities were not required at the time of the subdivision approval.

Mr. Merrill said he came in and got a site plan approval and has put up the building. He now needs power for the building, noting that he is not the sub-divider. Mr. Merrill said the cost of underground power for his two lots would be \$62,000 whereas aboveground would cost \$4,800. Jeff Green stated that it would be common for the underground power for all lots to be done at one time and it is not right for Mr. Merrill to have to absorb the cost of underground for all of the lots in the subdivision. Mr. Merrill said there is nothing on the plan that says it has to be underground. Henry Huntington said that Mr. Merrill is trying to clean up the mess that has been created with this subdivision over the years. Board members agreed that aboveground power could be used. **Stan Prescott moved that Frank Merrill be allowed to install power poles on the road behind Red Roof Inn from Staniels Road/Z-1 to the Concord line; seconded by Dustin Bowles. All were in favor.**

Master Plan survey – Because of the length of this meeting it was agreed to postpone work on the survey until another time. Tom Dow said he thinks Loudon’s survey is the best of the ones reviewed and would only need a few changes. Stan Prescott suggested that it should have some land use questions added.

Report of the ZBA:

There is a variance for reduced acreage for David Osborne, a variance for reduced frontage for Eric Woodman, and a variance for reduced coverage area for New England Flower Farms on the agenda this month.

Report of the Board of Permit:

Stan Prescott reported that the following were discussed at this month’s Board of Permit: a) utilities on access road behind Red Roof Inn; b) Growth Management Ordinance – Bob Fiske had thought the 2% limit on building permits would stay, however the entire GMO lapses; c) concern of a resident on Country Hill Road about a neighbor doing wood processing at a residential property. The business owner will be referred to the ZBA.

Adjournment:

A motion to adjourn at 10:28 p.m. was made by Stan Prescott; seconded by Tom Moore. All were in favor.

Submitted by,

Donna White
Administrative Assistant