

APPROVED

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

PLANNING BOARD MINUTES
JULY 15, 2010

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

Attendance:

Steve Jackson, Tom Moore, Henry Huntington, Chairman Tom Dow, Vice Chairman Stanley Prescott, Bob Cole, Alternates Bob Ordway and Jeff Green, Ex-Officio Dustin Bowles (in the absence of Steve Ives)
John Reese represented the Fire Department and Bob Butler represented the Conservation Commission.

Acceptance of Minutes:

June 17, 2010 Regular Meeting – **Henry Huntington made a motion to accept the minutes as written; seconded by Tom Moore. All were in favor.**

June 29, 2010 Site Visit – **Tom Moore made a motion to approve the minutes as presented; seconded by Bob Cole. All were in favor.**

Discussion:

Old business:

Application #10-07, New England Flower Farms, LLC – Revised Site Plan, RR District, Map 6, Lot 3. Henry Huntington stepped down from the Board. Jeff Green was appointed as a voting member for this case. Jeff and Jonathan Huntington and Russ Elkins were present from New England Flower Farms. There were no abutters present. Tim Bernier of T F Bernier, Inc. represented the applicants.

Firefighter Reese stated that he has met with the applicants and has approved their plans from the Fire Department's position. He will get a memo to the Planning Office when returning to work the following week. **Tom Moore moved to accept the application as complete and move to a public hearing; seconded by Steve Jackson. All were in favor.**

Mr. Bernier gave an overview of the project. He explained the two approvals that have been received from the Zoning Board, pointing out that he has added notes of the special exception and variance to Sheet 1. Mr. Bernier also stated that he made corrections to the plan as discussed at the previous meeting. He pointed out that he has added details for paving and curb. There was brief discussion of the paved area and curbing. The Board reviewed the plans for corrections and detail.

Bob Cole stated that he went on the site visit and was very impressed with the Pembroke facility and how clean it was. He said he never heard or smelled anything from that facility when he was a neighbor. Hearing no questions from the public, Chairman Dow closed the hearing to the public and opened it to the Board only. There was no further discussion. **Bob Cole made a motion to approve the plan as presented; seconded by Stan Prescott. All were in favor.**

Henry Huntington returned to the table.

New Business:

Application #10-09, N H Motor Speedway – Site Plan, RR District, Map 51, Lot 18. Abutter Jim Staples was present. Mark Sargent of Richard Bartlett & Associates represented the applicant. Tom Blanchette and Steve Fay were present from NHMS.

Mr. Sargent explained that the applicant has gone to the ZBA for a special exception for a campground in the RR District and a variance for campsite size, distance to property line, and open space percentage. He said they were at ZBA last month and have since done a site visit. They are scheduled to return to the ZBA on July 22nd. A letter from the Fire Department was submitted to the Planning Office. The letter states that the plans have been approved by that office, meeting the required criteria set forth by **NFPA 1194 Standard on Recreational Vehicle Parks and Campgrounds 2002 Edition.**

Mr. Sargent gave an overview of the parcel and its location on Gues Meadow Road. He explained that there is an existing parking lot on a portion of the parcel, noting that five of the thirty-two acres have been used as a staging/camping area for the last fifteen years. Mr. Sargent stated that the campground would be used by NHMS seasonal workers. The plan is for sixty-three sites with access from Guess Meadow Road and the Gil Rogers Highway. Each site is proposed to be 25' x 45'. Mr. Sargent said there will be a dumping station and the septic plan has been approved by the State. They will drill a new well and there will be a water storage tank that feeds down to the campground.

Mr. Sargent said they are proposing an 8' wooden stockade fence along the Staples property line. There will also be a large berm along that line. Mr. Staples said that the concessions made will be alright as long as they are met. He said he would like the berm and fence in place prior to the campground being used. Mr. Staples said he will not object to the project as long as those conditions are met.

Tom Blanchette explained that this area is for seasonal workers, many of whom come for the summer after working another job in Florida during the winter. He said those workers reside in their campers. Mr. Blanchette said some supervisors, including himself, prefer to stay onsite due to the hours worked. He said they will have management there, as well as John Zudell living across the road from this area. Henry Huntington said the campground will be a better situation with workers as compared to potential overflow campers/spectators. Steve Jackson asked if the campers are owner occupied or Speedway provided. Mr. Blanchette said most are worker owned and occupied. He explained that the Speedway does provide some for contractors that they bring in from all over the country so that they will be onsite when needed. Mr. Jackson

asked if there was compensation being paid for the sites. Mr. Blanchette said there is no compensation but possibly a trade agreement where there is a swap of services.

Mark Sargent read a waiver request for Section 13.5.9, soil survey. He explained that this lot was approved as a parking lot in 1995. There was discussion of reviewing the waivers, the completeness of the application, and considering a conditional approval.

Mr. Sargent explained that the variance request before the ZBA addresses three criteria of the campground section of the zoning ordinance. 1) 150' setback from the property line; the applicant has met with Mr. Staples and addressed his concerns 2) % of open space; this lot is a lot of record and part of 1300 acres altogether, with over 500 acres as open space 3) 2500 sf camp sites; the proposed sites are 1125 sf, meeting and exceeding State regulations and fire code. Mr. Sargent said he does not feel that the variance request will be an issue with the ZBA. Steve Jackson noted that New England Flower Farms was continued last month because they did not have their ZBA approvals. He said the Board needs to stay consistent.

Stan Prescott noted that there is a waiver request for drainage. He said there appears to be a drainage issue near Lot D1. He asked where the water would be going. Tom Blanchette explained that they cannot do any work on the site right now because of the cease and desist order. Mr. Prescott said it needs to be shown on the plans. Mr. Blanchette said all that has been done is an improvement and the balance of the work would do the same. He said they have to be able to do some grading to know what is needed. Mr. Prescott advised them to do some design work and show it on paper. Steve Jackson asked if Mr. Prescott meant that he wants to see this on a separate sheet. Mr. Prescott said he wants it on the plan but it does not have to be separate. He said he thinks they are doing a great job but the drainage needs to be shown.

Mr. Sargent read a waiver request for Section 13.6.24, erosion and drainage plan. Stan Prescott said he is not opposed to showing the drainage on this plan but feels there is not adequate detail as submitted. He said to show the drainage along the road or wherever it goes. Dustin Bowles said the Town does not want to lose the road due to a drainage issue, adding that the Board needs to see that it will be right.

Mr. Sargent read a waiver request for Section 13.6.27, landscape plan. There were no questions on that request. Mr. Sargent read a waiver request for Section 13.6.25, stormwater management plan. The Board felt this goes along with the drainage waiver discussion. Steve Jackson asked if Dave Rice needs to be involved where this is on a Town road. The Board agreed that he does need to be involved. Tom Moore had a question on the location of the road right-of-way. Mr. Sargent explained the history of the road and the work that was done when it was paved. There was brief discussion on the right-of-way, the location of the road, and potential confusion because the road is not completely within the right-of-way.

Tom Blanchette asked if they would have to come back next month. The chairman said the next planned meeting would be on August 19th. Mr. Blanchette asked for clarification of which board or department he would go to if they need to do drainage. Chairman Dow explained that they would be all set to continue with the Planning Board as long as the issues are addressed on this plan. Mr. Blanchette had questions on driveway and culvert permits, again as an effort to learn the Town's permitting process. Henry Huntington asked Mr. Blanchette if the August 19th date gives them time to get the work done before the September race. Mr. Blanchette said it does present problems. He

explained that they spent a lot of money to put workers in other areas for the June race. Stan Prescott said he did not think that the drainage needs to be done pronto; it just has to be on the plans to continue. Steve Jackson explained the procedure, noting that there is no relief to do any work without the proper approvals. Dustin Bowles said that the Board of Selectmen will not release the cease and desist without approvals in place. Mr. Blanchette said that the corporate office moves at lightning speed; they release money and then take it away if not used immediately. He asked if there is a procedure that allows the opportunity to meet more than once a month. Chairman Dow said there is and it is at the Board's discretion. After brief discussion of the ZBA meeting date, the additional detail needed on the plans, and posting requirements, it was agreed to continue the hearing to another date. **Steve Jackson moved to continue the hearing to July 26, 2010 at 6:00 p.m.; seconded by Bob Cole.** There was no further discussion. **All were in favor.** The hearing will be continued at the Community Building and there will be no further notification. Henry Huntington asked if there were any other areas of concern with the application and plan. There were none.

Discussion:

MVSD soccer field revisions – Fred Reagan could not attend this evening as he is on vacation. Revised plans and an overview of changes were submitted to the Planning Office for the Board's review. Dustin Bowles gave an overview of the purpose of the new plan which was due to a change in where the power will be brought from the elementary school to the soccer field area. Mr. Bowles said that he had forgotten when first talking with Mr. Reagan that the power was to run under the road on the initial plans seen by the Board in 2008. Upon reviewing plans it was confirmed that the power was shown on those plans but because the power will now be run off the building rather than a pole behind the building he recommended to Mr. Reagan that revised plans be submitted for the files.

Boar's Tavern – David Zarges, abutter to Boars's Tavern, spoke about concerns he has with regard to horseshoe pits that have been added in the outdoor seating area. Mr. Zarges read from a 2006 notice of decision that said no activity other than food and beverage was permitted in that area. He said the pits have added to the noise in the outdoor area. He stated that he is keeping track of the number of times they have called the Police Department and the tavern, noting that the tavern most often does not answer. Mr. Zarges said that the music from the tavern is very loud and the owner is not respecting his family's privacy at all. Chairman Dow said that the Police Department must have a report of the complaints. He explained that the intention was to have the tavern owner, the Police Department, and the abutters come in to a meeting for discussion of the concerns. Mr. Dow said that there has been no response from the Police Department when asked by the office if there were continuing problems. He also said that the tavern owner recently had a death in her family so the matter was not brought to this month's meeting. There was discussion about the noise inside being a Police Department issue and the outdoor seating area being the only matter that falls under the conditions set by the Board. It was agreed to have all parties come to the August 19th

meeting for discussion on the outdoor seating area only. Chairman Dow advised Mr. Zarges to call the office that day to confirm that the others would be able to attend.

Board Discussion:

Henry Huntington urged the Board to be very careful about being consistent in how they handle applications. Stan Prescott said he felt the Board is doing better about looking at plans closer. Jeff Green stated that he missed the meeting when the car dealership was approved and he had a question on the pavement that has been placed in the display area as it was not on the last plan that he saw. Chairman Dow explained that the owner did contact the Planning Office about using asphalt in that section of the display area rather than the reclaimed material that was on the plan. It was felt that proper drainage was in place and the asphalt was an improvement to the site.

Report of the ZBA:

Donna reported that there are two applications before the Board this month. NHMS will be in for a special exception for a campground for seasonal workers and a variance of certain campground criteria.

Report of the Board of Permit:

Stan Prescott was unable to attend the Board of Permit meeting. Dustin Bowles reported that a hawker & peddler permit was granted for Brookside. He said a request was made by Jeff Owens to have a college student studio apartment in his home; the group agreed this would not be allowed. Mr. Bowles said that Dave Larrabee wants to put up a greenhouse and have a farm stand at his property; the group agreed this was a permitted use and Mr. Larrabee would have to follow the building permit process.

Adjournment:

A motion to adjourn at 8:48 p.m. was made by Stan Prescott; seconded by Tom Moore. All were in favor.

Submitted by,

Donna White
Administrative Assistant