

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
JULY 17, 2014

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

**Attendance:**

Chairman Tom Dow, Tom Moore, George Saunderson, Bob Cole, Ex-Officio Dustin Bowles and Alternate Bob Ordway

**Acceptance of Minutes:**

June 19, 2014 Regular Meeting – **Bob Cole made a motion to approve the minutes as written; seconded by George Saunderson. All were in favor.**

**New Business:**

Application #14-06, James & Valerie Clairmont – Lot Line Adjustment, Map 57, Lot 8 & Map 58, Lot 50. Abutters George Page, Andrew & Debra Knowlton, Sandra MacPherson, Renee Leppard, and abutter/co-applicant Steve Jackson were present.

Mr. Jackson stated that he lives at 117 Berry Road (Map 57, Lot 8) which is currently owned by Mr. & Mrs. Clairmont. He explained that he and his former wife bought the land from the Berrys, completed the house in 2006, were later divorced, and sold the property to the Clairmonts. Since that time he and his current wife repurchased the home through owner financing. Mr. Jackson said the house is now too big as all of their children have graduated. He said they spoke with the Clairmonts about doing a lot line adjustment which would take Map 57, Lot 8 from 26.9 acres to 17.07 acres and Map 58, Lot 50 from .8 acres to 10.58 acres. He and his wife want to build a smaller house on the smaller lot.

Andrew Knowlton asked for clarification of the lots and proposal. Mr. Jackson pointed out the current lots, noting the lot line that would be abandoned, and the location of the new lot line. Mr. Knowlton asked to clarify that there would be no traffic between Map 58, Lot 50 and the Leppard property (Map 58, Lot 51). Mr. Jackson stated there would be no access at that point. George Page stated that he would not want access at Map 58, Lot 50 because of the drainage on Berry Road.

Mr. Jackson pointed out the driveway to the house where he currently lives. He explained that they would like to use the same driveway to access the smaller lot, going in about 88' as a shared driveway and then branching to the left where there is an existing woods road. Mr. Jackson said they have an application going before the ZBA next week for crossing the side setback. He said it is not conducive to build a second driveway next to the existing one as there is so much water there already, it is very wet, and would create more run-off. Mr. Jackson said he and Mr. Clairmont have created a maintenance agreement for the driveway.

Debra Knowlton said she was concerned that the Clairmonts are not here to speak their side. Mr. Jackson explained that the Clairmonts have completed and signed the application as they are the property owners. Renee Leppard asked to clarify that the property was purchased as two pieces and that they are doing a lot line adjustment because there is not enough frontage to do a subdivision. Mr. Jackson said that was correct. He explained that Chief Wright and Lieutenant Reese of the fire department have been to the site and have discussed a shared driveway. He said the 9-1-1 guidelines do not address shared driveways for two homes. He read a section that spoke about driveways that access three or more homes, requiring that access to be named. Mr. Jackson spoke about the environmental impact of a second driveway. Dustin Bowles stated that Road

Agent Dave Rice would probably prefer a shared driveway because of the existing water issues in that area of Berry Road. He said the less water added to the problem, the better. Mr. Jackson was advised to get a letter from the fire department with regard to having a shared driveway.

Chairman Dow closed the hearing to the public and opened it to the Board only. It was noted that the acreage calculation on Map 57, Lot 8 is incorrect. **George Saunderson made a motion to approve the lot line adjustment with the following conditions: 1) no driveway is to be developed at the frontage between Map 57, Lot 51 and Map 57, Lot 46; 2) correct the math on Map 57, Lot 8; 3) get a letter from the fire department with regard to the shared driveway; seconded by Bob Cole. All were in favor.** New deeds will have to be done to finalize the land transfer once the plan is recorded.

**Discussion:**

Jason Rule & Charles Glidden – Mr. Rule explained that a lot line adjustment was done between their properties in 2011, recorded in 2012. He said the bank is not willing to accept the exchange as approved at that time so he has had Web Stout do another adjustment. He would like to be able to record the revised plan rather than go through the whole process again. The Board reviewed the two plans and agreed that a new application with public hearing is needed.

**Board Discussion:**

Land Development Regulations – The Board was asked to review the LDR prior to the meeting. Donna went over a list of possible areas that need revision: 1) Section 11.1 – add that the fire department should be contacted for review and comment as part of the application checklist; 2) Section 12.6 - follow up on setting of pins and monuments/have the surveyor sign saying they have been set; 3) Section 12.5 – if applicable, depict location of cistern/easement dimensions; 4) Section 23.8.8 – management fund, decided to leave as is; 5) Sections 23.14.1 a, 23.14.2 a, and 23.14.3 a – change from 1000’ to 2000’; 6) Section 23.14.1 b – omit/sprinkler systems cannot be required; 7) bonds – further review is needed on the term of maintenance bonds; 8) timing of cistern installation/operation – before the first CO is issued for the subdivision; 9) cisterns in front setback – no need for ZBA approval.

Town Office Building Committee – Tom Dow reported that the site plan is about completed. He said the committee should come talk to the Board; Donna will put them on the August agenda.

**Report of the ZBA:**

There are five applications on this month’s agenda: 1) Tina White for a kennel/dog sitting (continued from last month); 2) Sthua Sliva for an appeal of an administrative decision (continued from last month); 3) George Saunderson for a variance; 4) Clairmont/Jackson for a special exception to cross a side setback; and 5) Leo Boucher for a special exception for reduced setback.

**Report of the Board of Permit:**

There was no meeting this month.

**Adjournment:**

Dustin Bowles made a motion to adjourn at 8:18 p.m.; seconded by George Saunderson. All were in favor.

Submitted by,

Donna White  
Administrative Assistant