

APPROVED
See minutes of
August 15, 2013

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JULY 18, 2013

Meeting called to order at 7:00 p.m. by Vice Chairman Stan Prescott.

Attendance:

Alternate Bob Ordway, George Saunderson, Henry Huntington, Tom Moore, Vice Chairman Stan Prescott, Bob Cole, Ex-Officio Dustin Bowles

Dan Geiger represented the Conservation Commission.

Acceptance of Minutes:

June 20, 2013 Regular Meeting – **Bob Cole moved to accept the minutes as written; seconded by George Saunderson. All were in favor.**

June 20, 2013 Meeting with CNHRPC – **Bob Cole moved to accept the minutes; seconded by Bob Ordway. All were in favor.**

New Business:

Application #13-10, New England Flower Farms, LLC & Henry and Sharon Huntington – Lot Line Adjustment on Pleasant Street in the RR District, Map 6, Lots 3 & 21. Henry Huntington stepped down from the Board. Bob Ordway was appointed as a voting member in the absence of Tom Dow. Tim Bernier of T F Bernier, Inc. represented the applicants.

Mr. Bernier explained that the applicants were before the Board in 2011 for a lot line adjustment from NEFF to Henry Huntington; they are now doing a lot line adjustment to move some back from Henry to NEFF in order to meet the 10% lot coverage for the next application on this evening's agenda. Tim said he discovered an incorrect measurement on the plan after it was submitted. He pointed out the area that will be extended toward the road by 11.3 feet.

Tom Moore made a motion to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor. The Board reviewed the plan; there were no questions from the Board or the public. **George Saunderson made a motion to approve the lot line adjustment as presented; seconded by Bob Cole. All were in favor.** The new areas after the lot line adjustment will be: Lot 3: 3,493,986 sf (80.211 ac.), Lot 21: 679,593 sf (15.601 ac.), and Parcel "A" Transferred: 245,736 sf (5.641 ac.)

Application #13-11, New England Flower Farms, LLC – Site Plan Review on Pleasant Street in the RR District, Map 6, Lot 3. Abutter Wesley Jones and Pleasant Street residents Link Moser and Al Jones were present. Tim Bernier of T F Bernier, Inc. represented the applicant.

Mr. Bernier explained the location of the property and the layout of the site. He said the proposal is to remove the old Quonset hut greenhouses and 6,000 sf of outside planting area, replacing it with 50,400 sf of new greenhouse on a concrete slab. Mr. Bernier pointed out areas at the side and back corner that have to be filled. He stated that the applicant received ZBA variance approval in June for a 4,650 sf wetland impact. Mr. Bernier explained that they have applied for a wetland permit with the state and that the area to be filled is currently lawn, a wetland mostly due to drainage. He said there will be an enclosed connection across the existing road to move plants back and forth between buildings. Mr. Bernier noted that the greenhouse size should be 210' x 240' which creates 358 sf more building than shown on the plan. He said the new greenhouse and pad will be 52,280 sf, replacing an area of 24,940 sf of old greenhouses and 6,000 sf of outside area.

Dustin Bowles moved to accept the application as complete and move to public hearing; seconded by Bob Ordway. All were in favor.

Wes Jones stated that lighting is a concern. He referred to a building that was put up in 2005, at which time he wrote a letter to Henry Huntington. Mr. Jones said many things have been addressed but he still has concerns. 1) traffic; 2) loud speaker noise; hopefully can be contained; 3) a big concern, lighting. Mr. Jones said Mr. Huntington's response in 2005 was that there was no plan for interior lights but there would be shades, etc if so. Mr. Jones said on a winter or foggy night the sky is aglow from that greenhouse. He said he spoke with Mr. Huntington and was told there would be no interior lights in this one. Henry Huntington added 'at this time'. Mr. Jones said he would like the Board to address this matter as it is very offensive to the rural neighborhood. He submitted copies of the 2005 letters for the file.

Al Jones stated that he lives across from Wes Jones. He spoke about the number of trucks that use the road, how their speed is higher than it should be, and said he is not sure what exception this falls under. Vice Chairman Prescott explained the site plan review and gave an overview of the plan. Link Moser stated that he has the same concerns with traffic and lighting. He said he tried to get some sense of the production area. He said he understands the lot line adjustment was done to accommodate the coverage percentage and also understands the desire for a newer building but wondered why they don't make it the same size as what they currently have. Mr. Moser said lot line adjustments can keep being done to do more growth. Stan Prescott asked what the impact of the additional production area would have on traffic. Mr. Huntington spoke about traffic counts, saying there may be a 5% increase in truck traffic as they are moving product from one location to another (Pembroke). Tim Bernier pointed out that they have pretty much done all they can do on this particular property. He said the current layout maximizes the usable area. He pointed out areas at the rear of the existing buildings where the grade changes 60' within 100'-200' and where it is wet. Link Moser asked about NEFF property across the street. Mr. Huntington explained that they bought land in Pembroke 15-16 years ago; he added that they could have done that part of the business across the street but it did not make sense. He said the likelihood of using across the street is minimal and they will continue to use and expand the Pembroke facility. Mr. Huntington explained that it makes sense to build to the maximum size now based on square footage cost. He said, as mentioned last month, the only other project will probably be their offices. Mr. Moser asked when the greenhouse project will happen. Mr. Huntington said it would be next year, with a temporary influx of traffic due to the fill being brought in and construction. He said it would probably take until December.

George Saunderson asked if there was any way to mitigate the light from the greenhouse. Mr. Huntington said there really is not. He said the best situation is to move product needing

lighting to the Pembroke facility where they are working on adding lighting. Wes Jones said he asked in 2005 for screening and he has seen that trees were put in for that purpose. Tim Bernier suggested to Mr. Huntington that they could come back to the Planning Board and notify abutters if they decide to put lights in the new greenhouse. Mr. Huntington agreed to the suggestion.

Resident Jeff Green asked where the traffic is being directed since there will be an enclosed connection between buildings. Mr. Bernier explained that there will be 14' overhead doors so that vehicles can go through if need be. He showed the new driveway along the town line to the shipping area, noting that it makes the traffic pattern cleaner now. Henry Huntington stated that they have met with John Reese from the fire department.

Vice Chairman Prescott closed the hearing to the public and opened it to the Board only. He read a letter from Lt. Reese with regard to his review of the building plans. Tom Moore asked if the applicant was willing to put in more trees as a screen. Wes Jones said the trees that are there will help with this building. He said the worst area will not be affected by more trees, noting that the land was cleared so it is wide open. Mr. Moore asked what could be done about the loud speakers. Mr. Huntington stated that this new building will help buffer some of that. He said they have policies in place for when to be used and they will continue to address that concern. Wes Jones said this new structure will block the noise corridor. Mr. Huntington said they continue to work with staff on vehicle speed, not revving engines, etc.

Vice Chairman Prescott read a request for waiver of Section 13.5.9, Site Specific Soil Survey. **Bob Cole made a motion to grant the waiver; seconded by George Saunderson. All were in favor.**

Vice Chairman Prescott read a request for waiver of Section 13.5.19, existing lighting. **Dustin Bowles moved to grant the waiver; seconded by Bob Cole. All were in favor.**

Vice Chairman Prescott read a request for waiver of Section 13.6.24-28. **Bob Ordway made a motion to grant the waivers; seconded by Tom Moore. All were in favor.**

George Saunderson made a motion to approve application #13-11, with the consideration if the building is to be lighted in the future the applicant would come back to the Planning Board and notify abutters; seconded by Bob Cole. All were in favor.

Henry Huntington returned to the Board.

Board Discussion:

Jon LeBrun – Mr. LeBrun asked if anyone has been to the Planning Board for discussion about the Lovejoy Farm. He was told no. Mr. LeBrun asked if the Board sees anything in the proposal that would require coming to the Planning Board. Board members responded that they do not have any information to consider at this time. It was stated that the Board is in receipt of Mr. LeBrun's recent letter.

MP Transportation sub-committee report – Tom Moore reported that the group met on July 17th, are wrapping things up, and have the last draft to review. He explained that the sub-committee will get their comments back to CNHRPC and then will get a final copy with changes. He said if the sub-committee is in agreement with the final copy they will give the approval to print for the Board. Bob Cole will try to get some pictures of intersections, etc to add to the chapter.

MP Economics sub-committee – George Saunderson said he has been asked to head a committee on the update of this chapter. He told the Board that he will be meeting with Courtney and Matt from CNHRPC next Thursday at 3:00 p.m. and would welcome assistance from other Board members. Bob Cole and Stan Prescott said they will work with George. Donna will contact three residents who said on their survey that they would like to participate.

Broadband Service Verification – Donna received a packet from CNHRPC asking for verification of areas in Loudon that are served by DSL, cable, or both. The Board discussed various ways to confirm what is available in Loudon. Bob Cole stated that he participated in some meetings relative to this matter and he would suggest contacting Andre Garron at UNH Cooperative Extension.

Report of the ZBA:

There is an application for a special exception for a sign for Subway at the Beanstalk, a special exception for a boarding house, and two special exceptions for reduced setbacks on this month's agenda.

Report of the Board of Permit:

Stan Prescott reported that there was no meeting this month.

Adjournment:

Tom Moore made a motion to adjourn at 8:08 p.m.; seconded by Dustin Bowles. All were in favor.

Submitted by,

Donna White
Administrative Assistant