

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

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

Attendance:

Steve Jackson, Henry Huntington, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternates Bob Ordway and Jeff Green, Ex-Officio Dustin Bowles
Bob Ordway was appointed as a voting member in the absence of Tom Moore.

Dan Geiger represented the Conservation Commission.

Acceptance of Minutes:

June 21, 2012 Regular Meeting – **Bob Ordway moved to accept the minutes as written and to be placed on file; seconded by Bob Cole.** Steve Jackson stated that he would like a statement on page 3 at the end of the hearing for case #12-11 to be clarified. In the minutes it read: ‘Steve Jackson asked if there should be a note about a special exception being necessary for the driveway. It was agreed that the note was not necessary.’ Mr. Jackson said the last statement should read: ‘It was determined that a special exception would not be necessary.’ **Mr. Ordway and Mr. Cole agreed to the change; the motion was amended to include that revision. All were in favor.**

Discussion:

New Business:

#12-13, Wayne Thistle –Subdivision/Condominium Conveyance in the RR District, Map 12, Lot 41-1. There were no abutters present. In addition to the applicants, Attorney Eaton Tarbell was present.

Mr. Tarbell explained the purpose of the application, converting a duplex with one owner to a condominium form of ownership with two separate owners. The board reviewed site plans and floor plans that were done by Web Stout of FWS Land Surveying. Mr. Tarbell stated that he created the condominium documents that address the form of ownership, owners’ responsibilities, the legal process to be followed in the event of a condominium-related issue, and other matters required for condominiums.

Steve Jackson stated that this is a subdivision because the property will have two separate owners and two separate tax bills. He asked if Thistle Hill Road is a town road. It was stated that Thistle Hill Road is a town road; it was also noted that the access for this particular lot is from Wiggins Road. Mr. Jackson asked if there is an agreement to maintain Wiggins Road. Mr. Thistle stated that a Class VI waiver was filed and it has been agreed that this section of Wiggins Road will be maintained in order to access the

driveway to this property. There was discussion about Mr. Thistle currently owning the entire building and him owning two units under the condominium unit until he sells one or both. There was further discussion about the maintenance of Wiggins Road. It was stated that a Certificate of Occupancy was issued on July 17, 2012.

The condominium documents were reviewed. Mr. Tarbell stated that he could add a piece about the maintenance of Wiggins Road as part of the driveway access if that would be the Board's preference. The Board reviewed the plans. Jeff Green noted on page one of the plan set that there should typically be a closed loop where the bearings are given. The applicant will have Mr. Stout address this. Stan Prescott said it was his understanding that the dimensions of all rooms should be noted on the plans; he pointed out that the dimensions of the closets are not given. There was brief discussion and it was agreed that the details given are sufficient.

Steve Jackson pointed out that this is a duplex conversion of two residential units on a conforming lot, one that meets all acreage, frontage, and setback requirements. **Bob Cole made a motion to accept the application as complete and move to public hearing; seconded by Stan Prescott. All were in favor.**

There was no further discussion. **Stan Prescott moved to approve the application subject to the following: 1) tie line on the east side of Unit B to make closure; 2) condominium by-laws to be amended to include that this section of Wiggins Road is to be maintained by the condominium owners. Seconded by Bob Cole. All were in favor.**

Old Business:

#12-12, Debra Rattee – Minor Subdivision in the RR District, Map 47, Lot 44. Steve Jackson and Jeff Green recused themselves from this matter. There were no abutters present. Jeff Green of J L Green Enterprises represented the applicant.

Mr. Green stated that a foundation has been constructed on this lot and is now shown on Sheet 1 of the plans. He pointed out the wetland buffer, proposed well location, the existing driveway, lot configuration box, and setback lines. Mr. Green stated that he was asked to show the access points of the larger lot. He pointed out an existing woods road next to the Wells' property on Sheet 2 of the plans. He explained that steep slopes have been noted and he has shown an area of about five acres of buildable area. Dan Geiger asked if wetlands have been delineated. Mr. Green said he showed where some are located, pointing out the region of the buildable area. He stated that this subdivision is to divide the lot into two sections, one of 150 acres and one of 38 acres. Mr. Green showed the lot configurations. He pointed out that the frontage for lot creation is on School Street and the access is off Rainbow Drive. It was clarified that Rainbow Drive is a private road owned by the applicant.

Bob Cole asked why a width of 50' was not provided on Rainbow Drive. Mr. Green explained that there is a 30' easement down through there and he used 35' to keep it consistent. There was discussion of future development and the right-of-way, adding to it now or when any development is proposed. Mr. Green stated that Deb Rattee is keeping that section of the property, not the buyer of the 150 acre piece.

It was noted that the 25' wetland buffer should be shown. Stan Prescott asked about lines on Sheet 2 of the plans. Mr. Green explained that there is a beaver pond in

that area. Mr. Prescott said setbacks are needed there as well. There was brief discussion about the PSNH right-of-way, poles being relocated and offset 25', and old poles being cut off. Henry Huntington asked about slope calculations and if something should be put in the legend. Mr. Green explained that he did not do the entire lot calculation, only the buildable areas for each lot.

Mr. Green submitted three waiver requests.

Chairman Dow read a waiver for Section 12.4.9. **Henry Huntington made a motion to grant the waiver; seconded by Bob Cole. All were in favor.**

Chairman Dow read a waiver for Section 12.4.11. **Bob Ordway moved to grant the waiver; seconded by Henry Huntington. All were in favor.**

Chairman Dow read a waiver for Section 12.4.10. **Bob Cole made a motion to approve the waiver; seconded by Stan Prescott. All were in favor.**

Bob Cole made a motion to approve the application based on the following changes to be made to the plan: 1) 25' wetland buffers to be shown and all labeled; 2) wetland buffers around the beaver pond area; 3) steep slopes added to the legend; 4) pole locations depicted; 5) show steep slopes in the areas where topography was done; 6) label the beaver pond; seconded by Henry Huntington. All were in favor.

Board Discussion:

CNHRPC – Donna reported that the CNHRPC meetings are held quarterly with the next one scheduled for September 13th (always on the second Thursday of the meeting month). Chairman Dow asked Steve Jackson and Stan Prescott if they wished to continue as representatives to CNHRPC. Mr. Jackson declined due to a full schedule. Mr. Prescott agreed to be re-appointed and Bob Cole volunteered to be the second representative. Donna will prepare the appointment papers and submit them to the Selectmen's office.

Master Plan update – Mike Tardiff sent a memo to inform the Board that the school board has no questions to submit for the survey, nothing new has been received from the recreation committee but some questions from the 2001 survey will be re-worked and used in this survey, the CNHRPC staff is preparing the survey to be uploaded to Survey Monkey, and the survey will be finalized in time to be submitted to Deb Kardaseski for the September issue of the Ledger.

CIP – Donna asked about starting the update process on the Capital Improvements Program. It was agreed that this would begin in September and Donna will issue notification letters to all of the departments.

Parking permit inspections – Donna informed the Board of a memo she received from Bill Lake with regard to the inspection of the lots with daytime parking permits for race events. The memo has been forwarded to the Selectmen's office as most of the details would fall under the oversight of their office. Donna said one item of concern was a helicopter refueling operation that is being conducted at the site of one of these lots; she asked if this should be something brought before the Board or be depicted on the parking plan. Board members felt that the fire department should already be aware of the situation. Stan Prescott mentioned that he observed some tents in one of the private

parking lots on Route 106. It was stated that this could have been friends or family of the property owner.

LaPadula – Donna informed the Board that Assessor Dave Wiley is working on an application for Len LaPadula relative to his property's value and options. Mr. Wiley's question to the Board was if there would be one or two lots if the lots of the subdivision were to be merged back together. This question arises because of the separation of the groups of lots by a section of land that is narrowed due to the conservation piece that was deeded to the town as part of the open space subdivision. After reviewing the subdivision plan the Board agreed that merging the lots would not resolve the entire problem because Mr. LaPadula would not have enough frontage to create a conforming lot. The majority of Mr. LaPadula's original frontage is part of the conservation piece. Several options were discussed, one being to return the 45.2 acres of conservation land to the applicant so that the entire subdivision could be revoked. Dustin Bowles said that the Selectmen would have to go through the public hearing process. The Board members were in favor of returning the piece to Mr. LaPadula. Dan Geiger spoke about the work that has been done by the Conservation Commission with the applicant. He said the Conservation Commission would also be in agreement with returning the piece to Mr. LaPadula. Donna was asked to give this information to the assessor and to contact Mr. LaPadula as well.

Report of the ZBA:

There is no ZBA meeting this month.

Report of the Board of Permit:

Stan Prescott stated that one Hawker & Peddler permit was discussed. The permit was for Jeff Owen to hold a bake/yard sale/raffle to raise funds for his son's adoption of two children from the Congo.

Adjournment:

Steve Jackson made a motion to adjourn at 8:42 p.m.; seconded by Henry Huntington. All were in favor.

Submitted by,

Donna White
Administrative Assistant