

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JULY 21, 2011

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

Attendance:

Chairman Tom Dow, Steve Jackson, Vice Chairman Stan Prescott, Alternates Bob Ordway and Jeff Green, Ex-Officio Dustin Bowles
Dan Geiger represented the Conservation Commission.

Acceptance of Minutes:

June 16, 2011 Meeting – **Stan Prescott moved to accept the minutes as presented; seconded by Dustin Bowles. All were in favor.**

Discussions:

NHMS – Holiday light drive-thru show – Christa Kwarta, Senior Director of Events, and Cheryl LaPrade, Director, NH Chapter of Speedway Children’s Charities, spoke with the Board about a proposed “Gift of Lights” to be held at NHMS. Ms. Kwarta explained that the light show is proposed to run from Thanksgiving through the first week of January. A letter of intent was submitted to Chief Fiske to see what the process might be and they were referred to the Planning Board. She said that the show is proposed to run from 5pm – 9pm, seven days a week and would be organized by Winterland, Inc. Ms. Kwarta showed on a plan of the NHMS grounds where the drive-thru route would go, explaining that there may be a winter carnival at the end of the route. She stated that the traffic would go in one direction from the main gate to the TV gate, just over one mile. The lights would be lit by ¼ watt LED lamps, with nothing projected in the air, and would not be on all night. When asked about the height of the displays Ms. Kwarta explained that they can give the lighting company restrictions. She said the route would be tucked tight to the Speedway so there would really be nothing visible to abutters or Route 106. Ms. Kwarta explained that NHMS was approached as a venue by Winterland, Inc.

Ms. LaPrade explained Speedway Children’s Charities. When asked about projected attendance and marketing Ms. Kwarta explained that Winterland, Inc. would be doing the marketing and they do not have a way of knowing about attendance at this time. Chairman Dow asked if they would come back to the Board with particulars if approved by the town. Ms. Kwarta said that they want to do this right so would plan to return to the Board. Jeff Green said he did not see any major problems and feels the concept is good but would like a little more detail. Stan Prescott stated that this proposal does nothing to disrupt the covenants in place. Dustin Bowles asked if they are adding extra lighting. Ms. Kwarta said it would be just the holiday lights along the route and

there may be some additional lighting in the TV lot carnival area for safety. Nothing would be permanent.

Stan Prescott said that he watched the DVD that was provided in the proposal package and he found the show to be quite impressive. He encouraged Board members to view the DVD. Ms. Kwarta said it was felt that this show was a way to bring something else to do to the area. Steve Jackson said this will be positive for the track and the town. Chairman Dow said if the Board agreed then the group could move forward and the Board would see them again with a layout. Dustin Bowles said that they might need a hawker & peddler permit for the event in the parking lot. Chairman Dow said that no plan would be necessary; they could just tell the Board the specifics and show the layout for the record. Ms. Kwarta agreed to speak with representatives of Winterland, Inc. about attending the next Board meeting with the route and height details.

Steve Jackson – Loudon Marketplace – Mr. Jackson stated that he and his wife Ellen created the Loudon Marketplace Farm & Flea on Route 106. He gave an overview of the first eight weeks in operation with regard to numbers of vendors, attendees, and the various types of vendors that can be found there each week. Mr. Jackson explained that his original plan to have Dudley's onsite as the food vendor did not pan out due to the traffic that would not justify having an outside concession. He said he got a license to sell food and his wife currently runs the concessions. Mr. Jackson said that his original plan did not include allowing the sale of live animals but after requests from several vendors/farmers he obtained a license to sell live animals. He noted that they will have a chicken swap on July 30th. Mr. Jackson addressed concerns that have been voiced by various members of Town boards regarding traffic safety, charging for parking, the condition of the field after each week's use, and tents/canopies blowing around in the wind.

Mr. Jackson said they are asking for an extension from Labor Day through Columbus Day. He said they initially thought those dates might create conflicts for the farms and some vendors but has since learned that there will be no conflict with the fair season. He said this is the time when the farmers' crops are plentiful and they would like to have the opportunity to continue for that additional time. Dustin Bowles thanked the Jacksons for coming in to update the Board. He encouraged them to contact someone on the Board if they are adding anything or making changes to the original plan. Bob Ordway said he was in agreement with extending the approval through Columbus Day. Tom Dow said that a review at the end of the season should still be done even if extended and hearing the progress at this point. He asked if it might be a good idea for Mr. Jackson to do a site plan. Mr. Jackson spoke about doing a site plan and making some changes for the future. He stated that he will be going to the upcoming ZBA meeting to discuss a concern with his sign. The Board was in agreement with Mr. Jackson's request to extend his approval through Columbus Day.

Old Business:

#11-11 Debra Rattee – Minor Subdivision, in the RR District, Map 47, Lot 44. Jeff Green of J L Green Enterprises represented the applicant. Chairman Dow read a letter requesting that this application be continued as the survey work is incomplete at this

time. **Stan Prescott moved to continue application #11-11 to the meeting of August 18, 2011 at 7:00 p.m. in the Community Building; seconded by Dustin Bowles. All were in favor.** There will be no further notification.

New Business:

Board Discussion:

Letter on surety wording – Donna asked the town’s attorney to review the wording of the surety section of the Land Development Regulations due to questions on the term of sureties. The Board received a copy of Mr. Mayer’s response letter and discussed different scenarios involving new roads, sureties, and the Town accepting roads. This matter will be reviewed and possible changes discussed at a later date.

Master Plan – Donna asked the Board about beginning the Master Plan review process. Chairman Dow will meet with Donna for discussion on the review.

Report of the ZBA:

There is an application for a reduced front setback and a discussion about signage on the agenda for this month.

Report of the Board of Permit:

Stan Prescott reported that the following were covered at the meeting: 1) permits for the Meat House, Speedway Sports Park, Michelle York, Loudon Food Pantry raffle, a hot dog stand, and a college student wanting to sell books door-to-door. It was agreed not to issue a permit to the student; 2) Rymes vendor parking; agreed no spectator parking.

Adjournment:

A motion to adjourn at 8:25 p.m. was made by Stan Prescott; seconded by Dustin Bowles. All were in favor.

Submitted by,

Donna White
Administrative Assistant