

APPROVED

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JULY 26, 2010

Meeting called to order at 6:00 p.m. by Chairman Tom Dow.

Attendance:

Steve Jackson, Chairman Tom Dow, Vice Chairman Stanley Prescott, Bob Cole, Alternate Jeff Green, Ex-Officio Dustin Bowles (in the absence of Steve Ives)

Acceptance of Minutes:

July 15, 2010 Regular Meeting – Steve Jackson made a motion to accept the minutes as presented; seconded by Bob Cole. All were in favor.

Old business:

Application #10-09, N H Motor Speedway – Site Plan, RR District, Map 51, Lot 18. Mark Sargent of Richard Bartlett & Associates represented the applicant. John Zudell, Tom Blanchette, Coty Calvin, Erik Rollins, and Steve Fay were present from NHMS. There were no abutters present.

Mark Sargent stated that they did not have their ZBA approvals at the last meeting but the approvals have since been granted. He said that Nobis Engineering has done some plans for the drainage by Gues Meadow Road to address concerns voiced at the last meeting. He went over the drainage plan with the Board. Mr. Sargent explained that they have extended the fence to 465' at the request of Mr. Staples, the abutter. The fence will be about 5' off the stone wall. The berm has been extended to an area nearest the road.

Stan Prescott made a motion to accept the application as complete and move to a public hearing; seconded by Jeff Green. All were in favor.

Chairman Dow reminded the Board that there are some requests for waivers. Mr. Sargent stated that they no longer need a couple of the waivers because they did a separate drainage plan. Chairman Dow read the request for a waiver of Section 13.5.9, soil survey. There was no discussion. **Bob Cole made a motion to grant the waiver for 13.5.9; seconded by Jeff Green. All were in favor.** The chairman read the request for a waiver of Section 13.6.24, erosion and drainage plan. It was noted that they now have that plan so this waiver is not needed. The chairman read the request for a waiver of Section 13.6.25, stormwater management. It was agreed that this was also taken care of with the submittal of the drainage plan. The chairman read a request for a waiver of Section 13.6.27, landscape plan. **Stan Prescott made a motion to approve the waiver; seconded by Bob Cole.** Jeff Green stated that he felt it is important to explain why they are granting the waiver which is because there is a form of landscaping being done with the fence, berm, trimming, etc. **All were in favor.**

Stan Prescott asked what the ZBA approvals were that were granted. Donna explained that a special exception was granted for the campground use. Stipulations put on the approval were that the berm and fence would be constructed per the plans and the fence will be maintained. The variance was given for 503.2 B and D of the Zoning Ordinance. Tom Dow clarified that the season of the campground would be April 1st through October 31st.

Stan Prescott pointed out that Site D1 is right by the drainage swale that goes to the road. He asked if the space would be usable with the space requirement that is shown on the plan. Mark Sargent explained that the fire department required 10' of separation between units. He said there could be a smaller unit on that site. Mr. Prescott asked Mr. Sargent to draw the units on the lot to see if it would be a usable site. Tom Blanchette noted that it is only the camping unit that cannot exceed 75% of the camping space. Mr. Sargent showed that a unit would fit on that lot. Mr. Prescott was satisfied.

Dustin Bowles addressed the underground electrical that crosses the road. He said he wants to see on the plan where the power comes from and where it goes. Mr. Sargent said he would add the details to the plan. Stan Prescott said they want to know what type of conduit and wires are under the road. He said they should be using Schedule 80. He also said that the Town needs to come up with some standards of what is required for such work on Town roads. There was brief discussion on needing standards and being able to give direction to anyone doing this type of work.

Bob Cole made a motion to approve the plan with the added underground electrical details; seconded by Stan Prescott. All were in favor. Dustin Bowles said that he would see the Bob Fiske the following morning to release the cease and desist order on this project.

Discussion:

NHMS – John Zudell talked with the Board about a plan to make a slight reconfiguration of the track at turns one and two. He explained that different configurations are used for go-karts, motorcycles, road course, and the oval. He reviewed the current configuration and what is being proposed for changes, noting that they will be looking at it again the next day. The Board reviewed the plan and the Land Development Regulations. It was determined that there is no need for a site plan application as a majority of the area is already paved and the change is minor. Jeff Green asked if this plan would change any of the existing uses in that area. Mr. Zudell said it would not. Mr. Green stated that there would be no change to the use so it would not appear that a site plan review was necessary. All agreed.

Mr. Zudell then talked with the Board about an approval that they received to add bays to the end of one of the garages. He pointed this area out on an overview plan of the NHMS property, noting an area where they have gas in a temporary tank. Mr. Zudell said they have been talking with NASCAR and they will probably want to put another temporary tank in during 2011. He said instead of filling in the end cap of the building they want to put that use between the two buildings. Mr. Zudell said they will put a plan together and submit an application to make that change. It was suggested that they talk with the fire department early in their planning process.

Dustin Bowles asked that an as-built plan of the reconfiguration of turns one and two be submitted to the Planning Office once the work is complete.

Adjournment:

A motion to adjourn at 6:40 p.m. was made by Steve Jackson; seconded by Stan Prescott. All were in favor.

Submitted by,

Donna White
Administrative Assistant