

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
June 15, 2017

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

Attendance:

Vice Chairman Stan Prescott, Tom Moore, Bob Cole, George Saunderson, Jeff Miller, Henry Huntington and alternates Alice Tuson and Dustin Bowles.

Vice Chairman Prescott appointed Alice Tuson a voting member in the absence of Chairman Dow.

Sandy Simms from Conservation was in attendance.

Acceptance of Minutes:

May 18, 2017 Regular Meeting –**Mr. Cole made a motion to approve the minutes; seconded by Mr. Saunderson. All others were in favor. Motion carried**

Discussion:

- **Dave Cossette-** Mr. Cossette approached the board to discuss a waiver to not pay the impact fees on his home at 28 Terry Road as it is on a private road that he maintains. Mr. Cossette had approached the board last month and returned to the board for a response. Mr. Cossette explained he lives on a private road that he maintains so why should he have to pay the impact fee for road improvement. Mr. Moore explained that the money from impact fees goes to surrounding roads that Mr. Cossette does use. **Mr. Huntington made a motion to deny the waiver; Mrs. Tuson seconded; all in favor.**

Old Business: None

New Business:

- Application #17-8 – Jay’s Auto- Site Plan, Map 20 Lots 58 & 59- Surveyor Tim Bernier represented Jay’s Auto, abutter Elaine Flick was present in the audience. **Mr. Moore made a motion to accept the application as complete and move to a public hearing; seconded by Mr. Saunderson; all in favor.** Mr. Bernier explained that these two lots are owned by Michael Milligan who rents the property to Jay’s Auto. Mr. Bernier said Jay’s Auto would like to expand onto the adjacent lot. Mr. Bernier went over the drainage, lighting and new office building. Mr. Bernier explained the new building will not have windows facing Wales Bridge road, will be 3500 square feet and buffer the backside with trees. Vice Chairman Prescott said there are lights on the poles on the property and he would like to see them shown on the map. Mr. Saunderson questioned how many cars would be on the lot? Mr. Bernier said roughly 200 cars. Mr. Saunderson expressed his concern for this business to hold many cars and the view from 106. Abutter Elaine Flick questioned if there would be an increase in traffic? Mr. Bernier said yes there would be an increase but it should be minor. Mr. Huntington said that Jay’s Auto has a nice operation going and they keep up the property well, he would like to see details about that building like height, color, siding etc. Mr. Bowles said there was concern of unloading cars on 106 in the past and with the business growing they want to make sure there is a plan in place to unload cars safely. Mr. Bernier said there is a spot they can create to unload at the entrance on 106. Mr. Moore said they need a lighting plan, they need to

show the pull off area for unloading and a detailed plan of the building. **Mr. Moore made a motion to continue the meeting to the July 20th meeting; seconded by Mr. Huntington; all were in favor.**

- Application # 17-10 M20 Lot 58 & 59- Mr. Bernier explained the require lot merger for the two properties that will hold Jay's Auto. **Mr. Saunderson made a motion to accept the lot merger; seconded by Mr. Cole; all were in favor.** All Board members signed the lot merger.
- Application #17-9 – Barton/Bond- Lot Line Adjustment, Map 19 Lots 15 & 16- Jeff Green presented the application, abutter Steve Ives was present. Mr. Green explained that these two properties are looking to do a lot line adjustment to provide access to a land locked property being Map 19 Lot 16. Mr. Green explained that Lot 15 will be annexing 6 acres to give to lot 16. **Mr. Huntington made a motion to accept the application as complete and move to a public hearing; seconded by Mr. Saunderson; all were in favor.** Vice Chairman expressed concern about doing any type of lot line adjustment due to the property being located on a class VI road unless the road is brought to town specs. Mr. Green said they can put a note on the map that there will be no development done on the road until the road is brought up to town specs. Vice Chairman said the board should discuss this with the town attorney before deciding on the application. Mr. Saunderson asked the board if they should table the application until next month. Mr. Green asked if they could receive a conditional approval to add a note to the map about development and receive the go from the town attorney. Abutter Mr. Ives questioned about development in the future. Mr. Bond said there are no plans for development. **Mr. Cole made a motion to approve the application with the condition there be something added to the map that there is no future development until the road is built and the approval of the town attorney; seconded by Mr. Saunderson; all were in favor.**

Report of the Board of Permit: Vice Chairman Prescott said there was a letter of intent for a half marathon starting from the track to the state house in Concord and a stock car event. Communication council requested to sell tickets at old home day and hold a raffle in September, Mary George requested a hockers and peddlers to sell merchandise at the brookside mall.

Report of ZBA: There are 8 applications being discussed at next week's zoning board meeting. Two applications from NHMS, 2 applications from dollar general, Peter Parisey applied for auto sales, Loudon Ridge Properties applied for a variance, Dave Huckins applied for a reduced setback and Carolyn Dudley applied for a sign variance.

Board Discussion: None

Adjournment:

Mr. Moore made a motion to adjourn at 8:28 p.m.; seconded by Mrs. Tuson. All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant