

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
June 16, 2016

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

**Attendance:**

George Saunderson, Henry Huntington, Bob Cole and Alice Tuson.

**Acceptance of Minutes:**

May 19, 2016 Regular Meeting – **Bob Cole made a motion to approve the minutes as written; seconded by Henry Huntington. All were in favor.**

**Discussion:**

**Peter Dumont from Dumont Cycling Consult-** Mr. Dumont came in to discuss renting out a part of his office at 1616 Route 106 North. Mr. Dumont currently uses the location for motorcycle repair. Mr. Dumont will be renting out part of the office to a car dealership. The lot is already an approved dealership sales location. Vehicles will be kept behind the fenced area. Stan Prescott informed Mr. Dumont he will need to contact the fire department about getting two separate addresses for the property. This property is already approved for this business so this is fine with the board.

**New Business:**

- Application 16-5, Alvin Davis III, Lot Land Adjustment Map 39 L11-4 – Alvin Davis was present. Web Stout was present. Donald Goodall, neighbor was present. Web Stout presented the application to the board, he went over the map with the board. They would like to change the property line of the two lots but have the area of both lots stay the same; currently both lots are not developed on. Property already has state subdivision approval. Lot 11-4 currently has 159ft of road frontage and will be reduced to 123ft of road frontage. Lot 11-5 will go from 100ft of road frontage to 135ft of road frontage. Henry Huntington asked why the property lines were originally like that. Alvin Davis replied that at the time there were no requirements of frontage for a cul-de-sac. By changing the lot lines this will make a easier building site for both lots. **Bob Cole made a motion to approve the application as complete. Alice Tuson Seconded Motion, all were in favor.**
- Application 16-6, ESMI, Amended Site Plan Map 50 Lot 24- Marc Aubrey from ESMI Soils was present. Jeff Green presented application to the board. Jeff Green brought site plan map to the board, they are looking to build an office set away from the current building and outside of the fenced area. The office building will be 32 X 50 and they will be adding parking in front of the new office. They will be using the existing leach field for this new office. They will be taking down 50% of the trees that are in front of the property for parking. Bob Cole believes this makes sense instead of walking across parking lot to enter office into the work zone and will be a good safety benefit. Henry Huntington as an abutter supports application. The property will be going up in land coverage by 2%. Waivers- **Item 9- Site Plan Checklist- site is already developed**, Henry Huntington motioned to waive Item 9, George Saunderson seconded, All in favor **Item 24- Erosion and Drainage Plan- Site plan is only changed minor**, George Saunderson motioned to waive Item 24, Henry Huntington seconded, All in favor. **Item 25 Sotrmwater Management Plan- proposing only minor changes**, Stan Prescott was wondering if the

new parking lot would cause water to drain into the road. Jeff Green explained planned drainage for site with catch basin. Bob Cole motioned to waive item 25, Alice Tuson seconded, all in favor. **Bob Cole made a motion to approve application as complete, George Saunderson seconded motion, all were in favor.**

**Report of the ZBA:**

Miranda Milano – Event Venue

ABJEH- Soil Application

Dave Cossette- Approval for home to be closer to the road

Bob Anderson- M12 L57

**Board Discussion:**

**Central Regional Meeting-** Stan Prescott and Bob Cole attended a meeting for Central Regional Meeting where they received new manuals on new laws for Accessory Dwellings. All board members were given copies of the new manuals.

**Report of the Board of Permit:**

No board of permit.

**Adjournment:**

**Henry Huntington made a motion to adjourn at 7:45 p.m.; seconded by George Saunderson. All were in favor.**

Submitted by,

Danielle Bosco

Administrative Assistant