

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE

PLANNING BOARD MINUTES  
OF JUNE 15, 2006

I. MEETING CALLED TO ORDER AT 7:00 P.M.

II. ATTENDANCE:

Chairman Tom Dow, Vice Chairman Stanley Prescott, Tom Moore, Bob Ordway, Dustin Bowles, Ex-Officio and alternate Jason Masse were present. Gary Tasker and Henry Huntington were not present. Jason Masse was appointed to fill in as a voting member.

Conservation Commission representative Bob Butler was present.

III. ACCEPTANCE OF MINUTES:

May 18, 2006 Public Hearing. Bob Ordway made a motion to accept the minutes as prepared and to put them on file. Seconded by Dustin Bowles. All were in favor.

IV. DISCUSSIONS:

1. Atlas Fireworks – Revised Parking Permit – There were no representatives from Atlas present. Secretary to notify applicant that they do not have a permit.
2. G C Sagris – Parking Lot Expansion/Site Plan Review – former Honey Dew, Located at Route 106, in the C/I District. Map 20, Lot 75. ‘Skip’ Sagris, owner of the property, presented a site plan of the property as it currently stands and another of the proposed changes. Mr. Sagris stated that the property will be used for a Dunkin Donuts. His plan is to upgrade the property and make the site more efficient. Mr. Sagris said the footprint of the building will remain the same with a minor change to the façade outside and a totally different look inside, the new Dunkin Donuts ‘look’. The fencing will be changed from wooden post & rail to white vinyl post & rail and will extend to the south side of the driveway as well. Mr. Sagris explained that he will be cutting back the approach to the parking spaces on the right as you enter the parking area to allow for better driver visibility. He stated that 60-62% of the business is drive-thru so he would like to extend the drive-thru lane to be more efficient. The drive-thru window will remain where it currently is located but the menu board will be moved back so there is more time for the customer’s order to be prepared before arriving at the window. The picnic table area will be eliminated to allow for parking spaces, out of the way of the drive-thru lane. The dumpsters will be

moved to a new cement slab and surrounded by chain link fence with slats so it cannot be seen through. Mr. Sagris reported that the building had seating for 30 and will now have seating for 14 since it's been determined that only 7-8% of business is sit-down. He will prepare additional parking at the south side of the building for trucks and vehicles with trailers. There will be a patio block area with cement tables by the trailer parking. A light will be added for the drive-thru area and three more near the trailer parking area. The sign will go in the same location with one post rather than two as the Honey Dew sign had. Bob Ordway asked about the landscaping plan. Mr. Sagris said it will be completely upgraded and the stockade fence at the rear of the lot will be extended as well. Bob Ordway asked if this Dunkin Donuts would replace the one at Z1. Mr. Sagris stated that would have to be determined by Dunkin Donuts, both are owned by the same franchisee. Chairman Dow stated the Board would need a major site development plan. Dustin Bowles asked if the trailer parking area would be paved. Mr. Sagris said that it would. They will fill the area but not to the exact level of the existing parking lot/driveway. Chairman Dow told Mr. Sagris they would see him next month.

V. OLD BUSINESS:

1. Application # 05-11, Wildwood Sanctuary Association, Inc. – Major Subdivision, Located on Youngs Hill Road, in the AFP District. Map 34, Lot 2. Tom Dow read a continuance request from the applicant. Dustin Bowles mentioned that this application was submitted some time ago and there had been a policy established about having to re-notify abutters after 90 days. There were no abutters present. Stanley Prescott made a motion to continue this application and re-notify abutters because of the length of time that has passed since the original notification. Seconded by Jason Masse. All were in favor. This application will be heard on July 20, 2006, at 7:00 pm, at this facility.
2. Application # 06-07, William Taranovich, Minor Subdivision, Located on Bee Hole Road, in the RR District. Map 21, Lot 23. Going to Zoning Board on June 22, 2006. Motion to continue was made by Bob Ordway. Seconded by Jason Masse. This application will be heard on July 20, 2006, at 7:00 pm, at this facility, so that the applicant will have time to go to the Zoning Board of Adjustment. This is the only notice.
3. Application # 06-16, J. Andrew & Debra L. Knowlton, Lot Line Adjustment, Located on Berry Road, in the RR District. Map 58, Lots 46 & 47. Surveyor Jeff Green came in for discussion purposes only since this case was previously continued to the meeting of July 20, 2006 to allow the applicant time to go to the Zoning Board because of non-conforming lots. Mr. Green explained that he has redesigned the plan to accomplish the applicant's intent, swapping equal area for equal area on the two lots therefore not creating even more non-conforming

lots which was the issue with the initial plan presented. The new plan contains an easement to allow access to the water and a right of way was reserved for Berry Road. There was discussion of the right of way width. Mr. Green said he has not found anything with a defined width. Stanley Prescott stated the plan looks good. He said his paperwork for his home on Berry Road reads 16' to either side of the center of the road. Mr. Green reported the property to the other side of these lots reads 30' width. Dustin Bowles said if there is something written that says 16' to either side then it would be best to go with that. Mr. Prescott stated that when the town took the easement in the 60s there was no width put in. He said there is a list of town roads that shows their widths and suggested that Mr. Green check with the assessor for that. Mr. Bowles suggested that Mr. Green research the measurements further before coming in with the final plan next month. Chairman Dow told Mr. Green they would see him at next month's meeting.

#### VI. NEW BUSINESS:

1. Application # 06-17, Bumfagon LLC, Minor Subdivision, Located at Bumfagon Road, in the RR District. Map 52, Lot 5. Tom Dow and Tom Moore stated that they are abutters to this property. Tom Dow said he would step down if the Board or applicant wished. Noone opposed Mr. Dow remaining in his position. Motion to accept the application as complete and move directly to public hearing was made by Tom Moore. Seconded by Jason Masse. Dustin Bowles asked to amend the motion to include 'Tom Dow and Tom Moore would recuse themselves from votes'. Amended motion seconded by Jason Masse. All were in favor. Abutters present were Ellen Coupil, Linda & William Cote, Roger Coupil, Jeff Green, Roy Merrill, Edwin Epp, Albert Cote, Tom Dow, and Tom Moore. John Reardon, owner of the property, presented the proposed plan in the absence of surveyor Web Stout who recently had surgery. Mr. Reardon stated that this plan is to subdivide the house piece (12.3 acres) from the bulk of the land (244 acres) which he owns with two other parties. Albert Cote asked if this was formerly the Swenson property. Mr. Reardon said it was. Edwin Epp asked to look at a map of the area to clarify the proximity of this lot to his property. Other abutters viewed the plan as well. Bob Butler asked if this is simply a lot line adjustment. Chairman Dow stated that it is not, it is a minor subdivision creating a new separate lot. Mr. Epp asked for a copy of the plan. There were no other questions. Chairman Dow stated that people are probably more interested in what will become of the rest of the land. Mr. Reardon explained there are no immediate plans for the balance of the piece as they are waiting to see what can be done with it. Mr. Dow asked about frontage. Mr. Reardon gave the frontage figures. Jason Masse asked what the purpose of the 'little leg' would be. Mr. Reardon stated it was basically to get the full twelve acres, cutting the piece square rather than go into the large piece, and to protect the brook. That small piece is too close to the wetlands and brook to be used other

than for recreation. Chairman Dow closed the hearing to the public and opened it to the Board only. Mr. Dow stated that a minor subdivision can be handled in one meeting. Stanley Prescott said he does not like the configuration, particularly because it is only 60' wide in the back. Mr. Reardon reported that Web Stout said it was 110'. Dustin Bowles said he feels it is better to leave it as it is since he's not sure what else could be done with this small area. Mr. Prescott said it would be a matter of which lot ends up with it. Chairman Dow stated that he thinks it is better to keep it as it is. Bob Ordway made a motion to approve the subdivision plan. Seconded by Dustin Bowles. All in favor (Stanley Prescott, Bob Ordway, Jason Masse, Dustin Bowles). Chairman Dow reminded Mr. Reardon that the Board would need 2 mylars and 4 paper copies of the plan.

#### VII. BOARD DISCUSSIONS:

1. Letter from Merrimack Valley School District regarding fencing at Loudon Elementary. The abutter of the school has requested a solid white vinyl fence be erected. Chairman Dow reported that he has spoken with Gary Tasker about the proposed vinyl fence and Mr. Tasker said there is a variety of vinyl on the market and he feels it would be suitable for this use. There was discussion of the closeness of the driveway to the property line. It is the consensus of the Board that there is no need for them to be involved in this matter; the goal is to please the neighbor. Notice of such will be sent to Mr. Reagan, MVSD Facilities Director.
2. Letter from Central NH Regional Planning Commission regarding the update of the "Land Development Regulations of the Town of Loudon, NH". This update would be to comply with changes in zoning, RSA, and best management practices. The estimated cost of this project is \$6,000 of which the Town's cost would be \$4,000 with the remainder being a CNHRPC grant. Chairman Dow stated that this seems high and may be more extensive than necessary. Dustin Bowles is concerned there will always be changes and discrepancies between the Planning Regulations and the Zoning Ordinance therefore this may not resolve anything long term. Tom Moore recommended reviewing what CNHRPC is suggesting. Bob Ordway suggested the Board may want to meet with CNHRPC a couple of times during the process. There was discussion of the costs and how this could be funded. Donna will obtain a current budget figure from the office manager. A motion to pursue this matter and to expend \$4,000 to have CNHRPC update the regulations was made by Stanley Prescott. Seconded by Bob Ordway. In favor were Stanley Prescott, Tom Moore and Bob Ordway. Opposed were Jason Masse and Dustin Bowles. Motion carried, 3-2. Raymond Cummings stated that Mr. Ordway's suggestion of using funds from the 2005-06 budget for a portion of the costs and the balance from the 2006-07 budget was appropriate. Mr. Cummings said the way to proceed would be to get a contract from CNHRPC, pay

some of the cost prior to June 20, 2006, and then pay the rest out of next year's budget. It was noted that any request to encumber funds must go before the Board of Selectmen.

3. Alton Public Hearing notice Chairman Dow read a notice of a joint public hearing in Alton on June 20, 2006 with regard to telecommunication towers/facilities.
4. Memo from Selectmen – Budget Chairman Dow read a memo from the Board of Selectmen asking departments to restrict expenditures from their budgets for the fiscal year 2005-06 to necessary expenditures only due to the flood damage costs that the town has unexpectedly incurred.

VIII. REPORT OF THE ZBA: There are three applications on the agenda for the June 22, 2006 meeting: 1) Special Exception & 2 Variances filed by Volunteers of America, 2) Appeal from an Administrative Decision filed by Polly Touzin and others on Berry Road, 3) Special Exception filed by William Taranovich.

IX. REPORT OF THE BOARD OF PERMIT:

Tom Dow reported there was discussion about Wiggins Road. Bob Ordway reported that culverts were put in to allow access to the development and people were told the culverts would come out once the bridge repairs are completed. Those who use it for recreation are upset and don't want the road closed to recreational use. Mr. Ordway took this concern to the Board of Selectmen, saying he was told the BOS 'will do the right thing' and that it really isn't a Planning Board matter. He feels it is a Planning Board matter if it involves a recreation trail. Mr. Ordway felt there was no resolution. Dustin Bowles stated that the concern is getting emergency vehicles and the homeowners to the area and once the road/bridge is fixed the BOS will address Wiggins Road.

Tom Dow stated there were four hawkers and peddlers applications; Sports Park, Big Apple, NHIS, Boar's Tavern. The Boar's Tavern permit was granted on a temporary condition, effective from June 14, 2006 to July 14, 2006. If the applicant wants this to become permanent they have to come to the Planning Board with a complete site plan review. Bob Ordway reminded the Board that the Boar's Tavern had come to their previous month's meeting asking for an approval to erect a fence at the rear of their establishment to allow for outside service. The applicant was instructed to come back to the Board with a plan and abutter notification. Tom Dow said the permit was given to accommodate the situation temporarily. He reported that the abutter was not at all happy with the idea of the outside service but did concede that a trial was acceptable. It is specified that the outside service is to shut down at 8:30 SHARP and the police department is prepared to enforce this stipulation.

X. ADJOURNMENT:

A motion to adjourn was made by Dustin Bowles at 8:12. Seconded by Tom Moore.  
All were in favor.

Respectfully submitted,

Donna White