

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

PLANNING BOARD MINUTES
JUNE 17, 2010

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

Attendance:

Steve Jackson, Tom Moore, Henry Huntington, Chairman Tom Dow, Vice Chairman Stanley Prescott, Alternates Bob Ordway and Jeff Green, Ex-Officio Steve Ives
Bob Ordway was appointed as a voting member in the absence of Bob Cole.
Chief Burr represented the Fire Department.

Acceptance of Minutes:

May 20, 2010 Regular Meeting – **Steve Jackson made a motion to accept the minutes as written; seconded by Steve Ives. All were in favor.**

Discussion:

N H Motor Speedway, Map 51, Lot 18 – John Zudell and Steve Swift were present from NHMS. Mr. Zudell said that they would like to follow up on the discussion from last month's meeting with regard to onsite campers for seasonal workers when they talked about doing the grading of the lot. He said they did a line across the road and started some septic work on the lot but have since been issued a cease and desist order by the code enforcement office. Mr. Zudell apologized for the premature work, noting that a letter of same has been sent to the code enforcement office. He showed an aerial photo taken of all of the track's lots at the September race, pointing out that each of the lots was full. He explained that they want to take the workers' campers that have been scattered on the property in the past and put them in one organized area, leaving other areas for patron parking. Mr. Zudell said they are making other provisions for workers at this point as they realize they cannot get the proposed accommodations ready for this season. Mr. Zudell said the proposal is to have about fifty-five sites. He said there is existing water, sewer and electric on the lot. The house that was on the lot has been removed. Mr. Zudell said that twenty campers could use the septic and Nobis Engineering is working on that part of the plan. He said that Bruce Lewis of Lewis Engineering is doing the water system work through Nobis and DES. Mr. Zudell said the existing well was too close to the septic system so a new well will be done. He said that PSNH is ready to go when the project is approved. Chief Burr has talked with Mr. Zudell about the applicable fire code involved with campgrounds. NFPA 1194, 2002 edition, is what needs to be used.

Mr. Zudell showed an outline of how the camper sites would be laid out. He was asked to ensure that the dimensions of the lanes are shown, to identify the five-lane road

and the residential driveway across from this property, the cut on Gues Meadow Road, and other identifying features are included on the plan that is brought before the Planning Board once Zoning Board approval is received.

New Business:

Application #10-07, New England Flower Farms, LLC – Revised Site Plan, RR District, Map 6, Lot 3. Henry Huntington stepped down from the Board. Jeff Green was appointed as a voting member for this case. Jeff Huntington was present. There were no abutters present. Tim Bernier of T F Bernier, Inc. represented the applicants. Because the applicant is going before the Zoning Board on June 24th this application has not been accepted as complete as those approvals are needed first.

Mr. Bernier showed the area of the proposed boiler building and the wood chip storage area. He explained that the chip storage area will have a base of 2' x 4' cement blocks and an arched frame. There is a concrete chambered septic system under the area which is currently a parking lot. Mr. Bernier noted that this will be in the same area of the buildings that burned earlier this year. He reviewed the grading plan, pointing out that the boiler building will be 75' x 90'. There is a deck that feeds the boiler at the back of the building. Mr. Bernier explained that there will be a water tank that stores hot water for the system. The wood chip building is below the boiler building on the lot and is open on both ends, with the purpose of the building to keep the chips out of the weather. He stated that they have maintained the travel way from the new greenhouse to the shipping/receiving building. There will be some filling done to the existing parking lot in that area in order to enlarge the travel way around the back of the chip storage building. Mr. Bernier said that some green space will be formed where the remainder of the burned buildings originally stood. Sheet 2 shows the previous building and drainage prior to the fire; this was used to show pre-existing conditions. Sheet 3 shows detailed paving areas, paving to be removed, and grading. Mr. Bernier explained that they will be removing two culverts under the travel way and are adding a grass-lined swale, a catch basin and culvert in another area.

Mr. Bernier reviewed the waiver requests and asked for comment. There were no comments/questions from the Board. Mr. Bernier noted that two new ponds were created with the addition of the last greenhouse and this resulted in far less run-off. He explained that they will be going to the Zoning Board for a special exception on the height of the water tank. The tank will be 50' tall and have a diameter of 34'. Mr. Bernier said that the stack requirement is higher with renewable energy and a DES permit is required. They will be asking the Zoning Board for a variance on the stack as it will be about 65' tall. He explained that the height is determined by DES. Henry Huntington said that the stack could be lower but they are asking for the maximum height. He said he would like to do a site visit of the Loudon and Pembroke sites.

Chairman Dow asked Chief Burr if he had any questions. The chief asked to see engineered plans as soon as possible. It was asked how much traffic would be created with the use of the wood boiler. Henry Huntington said that there would be a maximum of ten loads of chips per week with Monday through Friday deliveries as compared to the two to three oil deliveries per week. He said they would have about three days of storage in the building should weather/conditions prevent deliveries.

A site walk was scheduled for June 29th at 4:00 p.m. The Board will meet at the Pembroke facility and then travel from there to the Loudon facility after touring the Pembroke plant.

Mr. Bernier pointed out that the building is dug into the ground in order to reduce shadows on nearby greenhouses. Stan Prescott pointed out that the ditch by the side of the building is not consistent on all sheets. Mr. Bernier said that he is working on that correction. Mr. Prescott asked about a typical for the proposed curbing. Mr. Bernier will fix the details.

The application was continued to July 15, 2010, 7:00 p.m. at the Community Building. There will be no further notification.

Henry Huntington returned to the table.

Application #10-08, Huckleberry Heating Oils, LLC – Revised Site Plan, C/I District, Map 11, Lot 34 There were no abutters present. Jeff Green stepped down from the Board. Dave and Tracy Huckins presented the plan.

Henry Huntington moved to accept the application as complete and move to a public hearing; seconded by Stan Prescott. All were in favor.

Mr. Huckins explained that they have had a couple of meetings with their attorney, their engineer, the fire department, and a member of the fire marshal's office. He said they have turned the propane tanks at the recommendation of the chief and fire marshal's office. This puts them in a better position for fighting fire should there be one. Mr. Huckins pointed out that they have moved the cistern to a new location. It will be located at the bottom of the driveway hill, to the left before the office building. It was decided that the initial cistern location that was approved at 80' from the tanks was not a safe location and all agreed that the new location was the best option on the site.

Chairman Dow read a letter from the fire department. He asked Chief Burr if he had any questions or comments. The chief said that the applicants have shown the chain link area of the LP tanks and tank storage. He noted that they have also shown that they will have downward lighting and the electrical and setbacks have been shown. Mr. Huckins stated that there will be 24-hour surveillance cameras onsite. Chief Burr said that they looked at the traffic flow when reviewing the site and deciding the cistern location. Mr. Huckins said that Michie will engineer the cistern so that it can be driven over.

Chairman Dow asked if the tank storage had been labeled on the previously approved plan. Mrs. Huckins said that the tank storage had always been their intention and the fence was shown on previous plans. She said they have clearly labeled the area on this set of plans. There was brief discussion about the new location for the cistern and the completeness of the plan. **Stan Prescott made a motion to approve the plan as presented; seconded by Steve Ives. All were in favor.** The Board thanked Mr. and Mrs. Huckins and the fire chief for working to resolve the matter of the cistern and its location.

Jeff Green returned to the table.

Board Discussion:

Parking permit review follow-up – Chairman Dow read a draft letter of what will be sent to each daytime parking permit holder. The letter requires each permit holder to update their site map and make an appointment to meet with the Planning Board for review and update of the records. The Board agreed that it would recommend a \$50 annual renewal fee for each daytime parking permit. A letter of this recommendation will be sent to the Board of Selectmen.

CNRPC invoice – Donna presented the 2011 CNHRPC dues invoice to the Board for review. There has been discussion in the past of withdrawing from the planning commission but at this time it was agreed that the Town should remain a member as CNHRPC is instrumental in the current process of updating the Hazard Mitigation Plan and a proposed update of the Master Plan. **Stan Prescott made a motion that the Town continue its membership with CNHRPC; seconded by Tom Moore. All were in favor.**

Fire Department review process – A letter was received from John Reese, fire inspector/investigator for the department. The purpose of the letter was to outline the process that they will follow when receiving and reviewing any applications from the Planning and Zoning Boards. There was discussion on how the Boards have asked for review and comment from the fire department and code enforcement, how the department will review site development and subdivision plans, and what the department will be looking for with regard to engineered drawings once Planning approval is given. The Planning checklist will be revised to include contact with the fire department as part of the application process.

Gravel pits – Donna informed the Board that the State has determined that there are several pits in town that are not in compliance with their permitted areas, intents to excavate, and reports. The town's assessor would like to meet with Mary Pinkham-Langer of DRA, the selectmen, and Planning Board representatives to review the roles of each department and the properties in question. Donna was asked to have the meeting scheduled; Tom Dow said that he would attend. It was also agreed that the Board would like Ms. Pinkham-Langer to meet with the Board so that all have a better handle on the excavation regulations. Donna will arrange this meeting.

Report of the ZBA:

Donna reported that there are four applications before the Board this month. New England Flower Farms, LLC (Pleasant View Gardens) will be in for a special exception for tank height and a variance for stack height. NHMS will be in for a special exception for a campground for seasonal workers and a variance of certain campground criteria.

Report of the Board of Permit:

Stan Prescott reported that Hawkers and Peddlers permits were approved for NHMS, Z-1, and Rose Meadow Realty Trust. It was noted at the Board of Permit meeting that the Planning Board is in the process of reviewing the daytime parking permits. Mr. Prescott said that it was reported that a large sign has been placed in the outdoor seating area at Boar's Tavern, asking patrons to be respectful of neighbors. It was reported that there has been work on electrical and water lines at the track in the area discussed at the last Planning Board meeting. The only work that was to be done was leveling; therefore, a cease and desist order was issued until all approvals are in place.

Boar's Tavern – Donna reported that she left a message for the tavern owner about submitting an application to the Board if they wanted to change the use restrictions of the outdoor seating area. There has been no response. The Board discussed the size of the outdoor seating area, its expansion and restrictions, the role of the owner with regard to self-policing of patrons, and the complaints of the neighbor. It was suggested that the owner, neighbors, and police department be invited to come to a Board meeting to discuss the concerns.

Adjournment: A motion to adjourn at 9:34 p.m. was made by Henry Huntington; seconded by Steve Ives. All were in favor.

Respectfully submitted,

Donna White
Administrative Assistant