

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JUNE 19, 2014

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

Attendance:

Vice Chairman Stan Prescott, George Saunderson, Henry Huntington, Bob Cole, Ex-Officio Dustin Bowles and Alternate Bob Ordway

Bob Ordway was appointed as a voting member in the absence of Tom Moore.

John Reese represented the Fire Department.

Acceptance of Minutes:

May 15, 2014 Regular Meeting – Henry Huntington made a motion to approve the minutes as written; seconded by Bob Cole. All were in favor.

Discussion:

Joanne Sanborn – Ray Dumond spoke on behalf of Mrs. Sanborn. He presented a letter from Mr. Epp with regard to using the easement over his property as a road. Mr. Dumond stated that Chief Wright and Lieutenant Reese looked at the area for safety and access. He said the area of the 50' driveway to Mrs. Sanborn's vacant lot is totally cumbersome. They would like to create a road in through the Epp property/Mrs. Sanborn's driveway, making it a named Class VI road for access to Mrs. Sanborn's home and also to the vacant abutting lot. Lt. Reese said they walked the property and to do it according to 9-1-1 she would have to use the 50' driveway for the vacant lot or turn her driveway into a road. He explained that her house and a home on the vacant lot would be addressed off that road. It would not be a shared driveway, which 9-1-1 does not allow unless there is severe hazard and no other option. Dustin Bowles spoke about the history of the lots, which were supposed to be merged into one as directed on a building permit in 1990. He said town counsel has advised the Selectmen not to use the deeded right-of-way to access the vacant lot, use the lot's legal access. Stan Prescott said he feels some mistakes have been made and the best thing for Mrs. Sanborn to do is to meet with the Selectmen and the town's attorney as this matter is not in the Planning Board's jurisdiction. Dustin Bowles said it is his understanding if the vacant lot did not have its own frontage then access could be through the right-of-way; but the lot does have access so the attorney is saying that is the best way to go and get the matter cleaned up now. Mr. Dumond said the agreement 2 ½ - 3 years ago was for a 12' driveway, favoring Kathy Thibodeau's side of the property. He said that would involve dealing with a telephone pole and swampland. Mr. Dumond said you would not be able to get an emergency vehicle in with the pole there. He said this matter needs to be resolved. Stan Prescott said mistakes have been made, the Board of Selectmen is getting involved, and this is more than the Planning Board should be handling. Dustin Bowles said he will report back to the Selectmen and proceed from there. He said they will not be able to give Mr. Dumond an answer without further discussion with the Town's attorney; he will get back to Mr. Dumond about a meeting.

Conceptual Consultation:

Mark Sargent for Plantier/Bohi – Mr. Sargent represented Mark Plantier and Joe Bohi, owners of Map 52, Lot 5 on Bumfagon Road. He explained that they are proposing to do a major subdivision of the 244 acre parcel,

creating about thirty lots and a road network. He pointed out that the main access is in a major wetland; they are not sure of the wetland impact at this point but it would impact buffers. Mr. Sargent explained that his clients would like to phase the development, ten lots to start. He said in order to do that they would have to build a road that greatly exceeds road length regulations. The parcel is in the AFP District so each lot would require five acres and 400' of frontage. This would require 2500' of roadway. It was pointed out that most of the lots are bigger than five acres, six to seven acres being the typical size. There is a snowmobile trail where the main access would be located; they would work with the snowmobile club. All lots meet, most exceed, the buildable area requirements.

Board members reviewed the proposed layout and discussion ensued. Mr. Sargent explained that the need for a longer road is because of the frontage requirements. He pointed out that the first lots would have to be beyond the wetland by the main access point. Henry Huntington stated that the Board has allowed some pretty long dead-end roads with no outlet options; this one would give them a second means for an outlet. Mr. Sargent noted that they would need this many lots to make the project feasible. George Saunderson suggested that the Board could make it a condition that the second phase would have to finish the loop back to Bumfagon Road before any other roads are built. Dustin Bowles asked if upgrades to Bumfagon will be required. Several members agreed that they should be. It was also noted that there would be a lot of added traffic at the intersection at Lower Ridge Road. This proposal will need to go to the Conservation Commission for review and input. When asked if detailed plans have been done, Mr. Sargent said they did not want to go too far if the road length was going to be a stumbling block. Bob Ordway said the town has a regulation on road length but where there is a continuation plan the Board could issue an opinion. He stated that he has no problem with the proposal; others agreed.

New Business:

Application #14-05, Whitney McGee – Minor Site Development/Daytime Parking Permit, Map 51, Lot 1. There were no abutters present. The Fire Department has reviewed and approved the parking plan as presented with the application. Board members reviewed the location of the property and the parking layout for 78 spaces. Discussion included what is required for signage, portable toilet, and other permit rules. **Bob Cole made a motion to approve the application as presented; seconded by Henry Huntington. All were in favor.**

Board Discussion:

Voluntary Lot Merger – A merger form was received from Christopher Blakey for Map 58, Lots 44 and 45. The two parcels are across Berry Road from each other; the septic system is on Lot 44, the house is on Lot 45. Stan Prescott explained that the road is an easement and the properties go under the road. Board members were in agreement with the request to merge the two parcels; the form was signed and will be recorded at the registry.

Cistern easements – There was discussion about the need to include cistern easements on subdivision plans, complete with dimensions.

Memo from assessor – A memo was received from Dave Wiley with regard to a lot line adjustment and site development done by New England Flower Farms and Henry & Sharon Huntington. The memo pointed out the need for new deeds when a lot line adjustment is approved.

Veterans Drive inspection – Nobis Engineering submitted inspection reports on the paving and shoulders. Stan Prescott and Bob Cole stated that they have been in the area and the road looks good. The engineer noted one area of concern regarding a catch basin. Donna will send a follow up letter to Frank Merrill, with a copy of the report, to let him know the Board would like to see that matter addressed.

Geoff Smith email – A copy of an email from Mr. Smith to a realtor was received for the Board’s information. Mr. Smith’s concern is with the wording of real estate listings for lots that abut his property, relative to the pond that he owns.

Parking permits – Donna reported that there are six permit holders who have not submitted the \$20 annual renewal fee; one of those also has not submitted their State driveway permit. Two reminder cards have been sent to each permit holder since the initial renewal letter went out. Board members asked Donna to send a letter to each one, with a date to hear back, and if no response is received the permit will be pulled.

Disturbed area fees – Donna informed the Board that a question on these fees was raised by John Zudell when the recent NHMS application was submitted. Donna gave an overview of fees paid on various projects at the track. Board members agreed that the fee is to be calculated on the full area of disturbance as ‘finished’ area. A letter will be sent to NHMS with this information.

Report of the ZBA:

There are three applications on this month’s agenda: 1) Tina White for a kennel; 2) Kenneth Berwick for a reduced setback; and 3) Sthua Sliva for an appeal of an administrative decision.

Report of the Board of Permit:

Stan Prescott reported that there was one Hawker and Peddler permit for the property next to the track. He said there was also discussion about a property on Route 129 where pig houses have been built and farm equipment has been placed beside the road.

Adjournment:

Bob Ordway made a motion to adjourn at 8:20 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White
Administrative Assistant