

**APPROVED
with revisions
See 7/19/12**

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JUNE 21, 2012

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

Attendance:

Steve Jackson, Tom Moore, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternates Bob Ordway and Jeff Green, Ex-Officio Dustin Bowles
Jeff Green was appointed as a voting member due to the absence of Henry Huntington.

Bob Butler represented the Conservation Commission.

Acceptance of Minutes:

May 17, 2012 Regular Meeting – **Bob Ordway moved to approve the minutes as written; seconded by Bob Cole. All were in favor.**

Discussion:

Dan Weldon – Mr. Weldon submitted a letter to the Board regarding Lot 8 on Wellington Lane. The approved subdivision plans contain a note about five lots being required to have residential sprinkler systems, Lot 8 being one of those five. Mr. Weldon stated that there are two of those five lots that now have houses on them and neither home has a sprinkler system. A memo was received from Lt. John Reese of the Loudon Fire Department. In his memo, Lt. Reese stated that it has been agreed that Mr. Weldon's property will not require a residential sprinkler system due to recent legislation regarding requirements of residential sprinkler systems and changes to the Loudon Zoning Ordinance requiring a cistern to be no more than 2000 feet from any house in a subdivision. The existing cistern on Wellington Lane is 1580 feet from the proposed building lot. Dan Aversa will be contacted to submit something to amend the note on the original plan. That document, with the original plan number on it, would then be recorded. **Stan Prescott made a motion relative to the Wellington Way subdivision off Chichester Road to rescind the requirement of having sprinkler systems on the lots listed on the recorded plan and to have a memo that cites the map and lots involved and the recording number of the plan previously recorded submitted for recording; seconded by Jeff Green. All were in favor.** A letter from the Fire Department with all of the lots noted on the previously recorded plan will be requested for the file.

Steve Jackson – Mr. Jackson stated that he would like to separate the farmers’ market from the flea market that he operates on Route 106. He said they are two different types of venues and clientele and he would like to move the farmers to Fridays from 3:30 p.m. to 6:30 p.m. He explained that they would use the same set-up, same traffic pattern, and the same area of the field. Bob Cole stated that Mr. Jackson has done a good job with what he has done so far and sees no issues with the change. The Board discussed the request with regard to the time, traffic, entrance and exit of the property, etc. **Jeff Green made a motion to allow the change to take place as discussed; seconded by Bob Cole. All were in favor.**

Old Business:

New Business:

#12-10, Dustin Bowles – Minor Subdivision in the RR District, Map 48, Lot 7
There were no abutters present. Dustin Bowles and Stan Prescott recused themselves from this matter. Stan Prescott represented the applicant.

Bob Cole moved to accept the application as complete and move to public hearing; seconded by Steve Jackson. All were in favor.

Mr. Prescott explained the location of the property. He said the intent is to separate a 2.06 acre lot from the main parcel of just over 80 acres. He gave an overview of the slopes and wet areas. Mr. Prescott stated that Oak Hill Environmental delineated the wetlands on the plan. Jeff Green asked about the well being in the wetland buffer. He also noted that the 180’ x 240’ box does not fit on the lot. Mr. Prescott said that it is a ‘proposed’ well location and a waiver is being requested for the box as it is out by 16’. Steve Jackson pointed out that this is creating a new building lot. Mr. Prescott explained that an abutter is buying this lot and then doing a lot line adjustment which would clean up any concerns. Mr. Green said this would be creating a substandard lot and he feels there should have been a lot line adjustment first and then subdivided to avoid any complications. He said that would have allowed them to create a lot that meets the standards. He noted that no setbacks are shown on the plans and pointed out that the driveway would have to go through the side setback or a wetland. Mr. Green said it would be important that the subsequent lot line adjustment get recorded.

Chairman Dow read a waiver request for Section 12.4.9. **Bob Ordway made a motion to grant the waiver; seconded by Jeff Green. All were in favor.**

Chairman Dow read a waiver request for Section 12.4.10. **Bob Cole made a motion to grant the waiver; seconded by Jeff Green. All were in favor.**

Chairman Dow read a waiver request for Section 12.4.11. **Tom Moore made a motion to grant the waiver; seconded by Bob Cole. All were in favor.**

Chairman Dow read a waiver request for Section 23.6 d. Stan Prescott stated that this will be addressed in the next presentation for a lot line adjustment, noting that the configuration will change and the box will then fit. **Tom Moore made a motion to grant the waiver; seconded by Steve Jackson. All were in favor.**

Steve Jackson moved to approve the plan as presented with the follow-up lot line adjustment to be recorded at the same time and the setbacks to be shown on the plan; seconded by Jeff Green. All were in favor.

#12-11, Sarandis Karathanasis – Lot Line Adjustment in the RR District, Map 48, newly created Lot 7-1, Map 49, Lots 9, 119, and 120. Dustin Bowles recused himself as an abutter to these properties. There were no other abutters present. Stan Prescott recused himself as he represents the applicant.

Mr. Prescott identified the location of the parcels involved, including the 2.06 acre lot just approved in the previous case. He pointed out that the lot line of the newly created Lot 7-1 would be moved over 10', making it 2.83 acres. The lot line of Map 49, Lot 9 will be moved 49.5', going from 2.01 acres to 2.50 acres. Lot 119 will go from 3.76 acres to 3.38 acres and Lot 120 will go from 3.75 acres to 2.88 acres. Mr. Prescott pointed out the new lines, noting that setbacks for all existing structures will be met. He showed the areas of wetland on Lots 119 and 120, each still meeting the buildable area requirements with 2.25 acres and 2.60 acres respectively. Tom Dow asked for more detail on the lines to be abandoned and that the 180' x 240' boxes are identified on the final plan. Bob Butler asked if a waiver would be required for the driveway on Lot 7-1. It was explained that the owner would have to go to the Zoning Board for a special exception.

Tom Moore moved to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor. The chairman closed the hearing to the public and opened it to the Board only. Mr. Dow said that this plan clarifies some questions from the previous subdivision. He said the abandoned lines and rectangular boxes are to be marked on the final plan. **Bob Cole made a motion to approve the lot line adjustment with the changes of markings discussed and to be recorded with the subdivision plan previously approved; seconded by Jeff Green.** Steve Jackson asked if there should be a note about a special exception being necessary for the driveway. It was agreed that the note was not necessary. **All were in favor.**

Dustin Bowles and Stan Prescott returned to the Board.

#12-12, Debra Rattee – Minor Subdivision in the RR District, Map 47, Lot 44. Steve Jackson and Jeff Green recused themselves from this matter. Bob Ordway was appointed as a voting member for this case. There were no abutters present.

Tom Moore moved to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor. Jeff Green of J L Green Enterprises represented the applicant. Mr. Green explained that the intent of this application is to subdivide 188 acres into two lots, one of 38 acres with 489.40' of frontage and the other being 150 acres with 200.46' of frontage. He showed the location, the power lines, frontages on School Street, and the buildable area of the 38 acre lot. Mr. Green explained that an abutter wants to buy the 150 acre piece to go with his current property. He said there would be no easements or encumbrances on the 150 acres. Mr. Green pointed out that the Wells lot in the center of this larger piece has been delineated. He explained that there is a 30' easement the full length of Rainbow Drive and that stays with the 38 acre lot. Mr. Green said that the applicant wants to build a home on the 38 acre parcel.

Stan Prescott asked about the access to the 150 acre lot. Mr. Green said that the lot has frontage on School Street but it could also be accessed off Rainbow Drive. He

said the way the lots are divided leaves the power lines, snowmobile trails, and road with one owner. There was discussion about possible uses of the large lot, the steep and wet areas of the parcel, there being a lot of unusable area, and the odd shape of the 38 acre piece. It was noted that the odd shaped area has been that way for some time.

Bob Butler asked if the wetland buffer is shown. It was agreed that the building setbacks and wetland buffer should be on the plan. Tom Dow asked about the recreation trails and suggested that a note be made of existing trails.

Bob Cole made a motion to approve the plan with the additions of 25' and 75' wetland buffers, regular boundary setbacks, note of trails, and note of PSNH right-of-way. It was asked that test pit information be shown as well as access points for the larger parcel. There was discussion about concerns that some members had; Bob Cole withdrew his motion. **Stan Prescott moved to continue the application to July 19, 2012; seconded by Dustin Bowles. All were in favor.** The meeting will be held at 7:00 p.m. in the Community Building; there will be no further notification.

Board Discussion:

Town land purchase – Selectman Bowles spoke about a vote that was taken at this year's town meeting to give the selectmen the authority to purchase land on behalf of the Town. He said the Board is in the process of purchasing the property that the American Legion currently stands on in the Village. He said public hearings have to be held once they have an agreement. Mr. Bowles said the selectmen hope to have the Planning Board and Conservation Commission on board with the plan. He explained that they had two proposals from the Legion and returned an agreement to pay \$180,000 plus the use of a facility for their Legion meetings and the Boy Scout meetings.

Thistle – Donna reported that she received a call from Wayne Thistle's attorney with regard to Mr. Thistle's duplex on Thistle Hill Road. The intent is to turn the duplex into a condex and the attorney asked what the Board would want, if anything, from Mr. Thistle. It was agreed that condominium conveyance falls under the definition of subdivision in the Land Development Regulations and that a subdivision application and plan with the lines of ownership would be required.

CNHRPC – Mike Tardiff contacted the office with regard to reviewing the Master Plan Transportation chapter. It was agreed to have the CNHRPC staff review the chapter and give his thoughts on what needs to be updated in an outline. Mr. Tardiff also asked that two representatives for Loudon be appointed. Donna will find out when the CNHRPC meetings are held and get back to the Board.

Route 106 traffic study – Steve Jackson stated that he recently came across the study from March 2012 and found it to be very detailed and interesting.

Gravel pits – There was lengthy discussion about gravel pits, the need for inspections, concerns being received from townspeople, and the need for improved recordkeeping.

Report of the ZBA:

There are two applications for reduced setbacks on this month's agenda.

Report of the Board of Permit:

Stan Prescott stated that five Hawker & Peddler permits were discussed, with four being signed and one being denied. The permit denied was for NH Fairshare that had requested to do door-to-door solicitation for the purpose of signing up members and fundraising for their political organization from 3:30 p.m. to 9:00 p.m. Also discussed at the Board of Permit were: Billy Lazos about putting business signs up on Route 106; Hemlock Hill facility wanting to change part of an office to another bedroom; and a state-owned property on Mudgett Hill Road where one client will reside.

Adjournment:

Steve Jackson made a motion to adjourn at 9:30 p.m.; seconded by Tom Moore. All were in favor.

Submitted by,

Donna White
Administrative Assistant