

TOWN OF LOUDON
PLANNING BOARD MASTER PLAN
NATURAL FEATURES SUB-COMMITTEE
JULY 14, 2014

Meeting called to order at 8:00 a.m. by Stephanie Alexander.

Attendance:

CNHRPC: Stephanie Alexander
PB members: Stanley Prescott, George Saunderson
Conservation Commission: Julie Robinson
PB Admin Asst: Donna White

The group reviewed the table of conservation lands. Julie will talk with Rob Buzzell to identify parcels; the types of access, parking locations, and restrictions columns need to be completed. The data was gathered from the 2001 Master Plan, 2014 GRANIT GIS, and the town's tax maps. Julie recommended that the name, location, acreage, uses, parking, and restrictions were all that was really needed for the Master Plan. It was agreed that the full table would be helpful to the Conservation Commission and that Julie's recommendation would be sufficient for the MP update.

The prime farmland soils map will be updated. Julie asked if a map could be done of wet, poorly drained, and steep slopes. Stephanie will work on this. (it was later discovered that these are already on a soils map)

Objective 7-1: continue to purchase and acquire conservation easements, etc. is duplicated in Objective 7-7; it was decided to combine the two objectives. Bullet 1: Natural features instead of 'scenic'.

Objective 7-5: add a dark skies ordinance. George said this is pretty much covered in the Zoning Ordinance with the control of signage.

Objective 7-6: Bullets 2 & 3 – combine the two to read: encourage the Planning Board to develop a revised ordinance for the spreading of bio-solids, evaluating the environmental concerns of spreading bio-solids on parcels and the effects on adjacent wetlands. This should be addressed with the Board of Selectmen with regard to the current ordinance.

Objective 7-7: Bullet 5 – delete (work to protect scenic view sheds). The remaining points of 7-7 will be moved to Objective 7-1.

Objective 7-8 will be renumbered as 7-7. Bullet 6 – noise ordinance; encourage Board of Selectmen to evaluate the benefits of a noise ordinance.

Completed recommendations: Bullet 3 – revise to read: continued to limit future development to sites with suitable soil, as opposed to unsuitable locations such as steep slopes. Stan recommended amending Bullet 7 to read: Amended the zoning ordinance to prevent development on steep slopes greater than 25%, as well as eliminating steep slopes as part of the buildable lot area when calculating minimum lot size to prevent loss of vegetation and increased erosion and sedimentation. It was then agreed that Bullet 3 and Bullet 5 could be deleted. Land Surveyor will be added to the list of professionals in Bullet 8.

Introduction: Julie said she tried rewriting this section but she comes out with the same info each time since nothing has really changed. She suggested it be left alone, just updating data. Julie will revisit the section.

There was discussion about including survey results. Stan said he was not sure that a big emphasis should be put on the survey since there were such a low number of responses. Stephanie will address that in the section.

Inventory of Natural Resources: Stephanie will revise Table 7-7, breakdown of hydric soils.

Lands Protected from Development: Julie suggested including the 2001 MP data and current date, doing a comparison table. Julie will revise the list of funding programs; Stephanie will add the respective hyperlinks.

Table 7-10, Land Use Change Tax and Timber Tax Collections: Donna will gather data from 2001-2005 town reports and get to Stephanie.

Table 7-11 Current Use Acreages by Land Type: it was suggested that a comparison be done of 1994, 2004, and 2014. Donna will gather information and get it to Stephanie.

Table 7-12 Current Use Acreages Statistics – delete

Table 7-13 Prime Farmland Soils of Merrimack County: update

Historical and Cultural Resources section – delete

Table 7-15 – Selected Intent to Excavate Application Facts – delete

Recreational Resources: Update the Open Space Trail System Plan to be brought to the Planning Board for adoption as an appendix to the MP. Reinvigorate the Recreation Committee; Stephanie to reword. Stephanie will write up a section from the highlights on trails, recreational activities, and Soucook River access.

Natural Resource Concerns: Stephanie will re-word the first bullet and revise the list of locations of possible concern.

Table 7-16 Underground Storage Tanks: Stephanie will update the table with current numbers; will also put on a map.

Agriculture: Reinvigorate the Agriculture Commission; promote the protection of agricultural resources in town.

General Recommended Changes to the Zoning Ordinance or Land Development Regulations: delete entire section

Maps: Soils – keep; water resources – keep; underground storage tanks – update/keep; skip private wells; have a wildlife protection map and a map showing steep slopes of 15% and 25%.

Minutes of June 16, 2014 meeting – George Saunderson moved to accept the minutes as written; seconded by Stan Prescott. All were in favor.

The next meeting is Wednesday, August 13th at 8:00 a.m. It is planned as the last meeting. The meeting adjourned at 10:35 a.m.

Prepared by,
Donna White, Administrative Assistant