

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
March 16, 2017

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

Attendance:

Chairman Tom Dow, Vice Chairman Stanley Prescott, Tom Moore, Bob Cole, George Saunderson, Henry Huntington, Steve Ives and alternates Alice Tuson and Dustin Bowles.

Bill Lake from the Fire Department and Pauline Touzin from Conservation were in attendance.

Acceptance of Minutes:

February 16, 2017 Regular Meeting –**Mr. Saunderson made a motion to approve the minutes as written; seconded by Mr. Huntington. All were in favor. Motion carried**

February 16, 2017 CNHRPC Meeting- Mrs. Tuson said that Mr. Ives name needs to be removed as he was not present at the meeting. **Mr. Huntington made a motion to approve the minutes with the corrections; seconded by Mr. Saunderson. All others were in favor. Motion carried.**

Discussion:

- **David McGrath, NHMS, Country Music Festival-** Wilbur Glahn from Mclane Middleton law office was present with Mr. McGrath. Several members from Canterbury Planning Board were present, Jim Snyder, Hillary Nelson, Joshua Gordon and Tyson Miller. Mr. McGrath said they are looking to hold a country music festival in the summer of 2018 on tax map 61/6 and 52/15. Mr. McGrath explained that they are using a promoter called Live Nation, the event will run from 2pm-10:30pm for three days (Friday, Saturday, Sunday) and would be located in parking lot S6. Mr. McGrath asked what type of site plan would be needed. Mr. Saunderson asked Mr. McGrath if he agreed this should be regional impact. Mr. McGrath said he can see where it could be. Mrs. Tuson asked how many tickets they expect to sell. Mr. McGrath said roughly 20,000 tickets per day but there will be people camping for the weekend. Mr. Saunderson asked where tickets would be purchased for this event. Mr. McGrath said they would be purchased primarily on ticketmaster. Mr. Saunderson questioned the use not being permitted in that zone. Mr. Glahn spoke about it being considered a permitted use in one of the lots that is zoned commercial under accessory to a sports facility. The other lot that is to be used is zoned rural residential and Mr. Glahn stated that it would be allowed under outdoor event venue. Chairman Dow said that this will be something that they will have to look into further. Mr. Saunderson said that it states in the zoning ordinance that the outdoor event venue is permitted for non-recurring events. Mr. Glahn said there is no definition for what non recurring means. Mr. Saunderson asked if Mr. McGrath agreed that this should be a change of use. Mr. Glahn said he does not believe it should be but if the planning board determines they would require a change of use then they will do so. Mr. Ives said he appreciated Mr. McGrath for being cooperative and understands they are a big part of Loudon's tax base and they do want to see the track succeed. Mr. Ives also said they will be treated as any other business in town, no better or worse and they will have to go through the same process as any other business would. Mr. Glahn said that he has had conversations with the town attorney and was advised to speak with the Planning Board. Mr. Saunderson said the track has many things to address with the most important thing being the covenant. Mr. Glahn said they spoke with Loudon's town attorney about this matter and he believes that the attorney agrees that Loudon has no right to enforce the covenants. Mr. Glahn also stated the covenant reads the property currently owned by the speedway shall not hold concerts unless a

race is happening. At the time of this agreement the two parcels that the track wants to hold the country music festival on were not owned by NHMS stated Mr. Glahn. Mr. Glahn said that if Loudon tries to fight this then NHMS will bring them to court. Mr. Saunderson said they are all trying to completely understand the tracks plans and this is only a discussion at this time. Tyson Miller a Canterbury Planning Board member said he wants to make sure this will require a regional impact notice. Mr. Jakubowski a Loudon resident questioned how many times this event will be held, once per year or is there a possibility to have maybe 8 concerts per year? Mr. McGrath said right now they plan on having this music festival once per year but he is a business and it could possibly turn into more. Mr. Jakubowski asked if they are allowed to have concerts why are they here? Chairman Dow said so they can make sure these are planned properly and the public is notified. Mr. Jakubowski asked if they are using the track to bring power, food, water and other things to support the concert located on this separate lot. Mr. McGrath said yes they would be using the facility for phone, electric and what they may need. Vice Chairman Prescott said they do support the track as a business and they want to see them succeed, they should meet as a board with the town attorney. Mr. McGrath asked the board what they need from NHMS as far as a site plan. Mr. Saunderson said they aren't sure they can answer that, they would like to speak with the town attorney. Mr. Ives asked what type of time frame they are looking to have this completed. Mr. McGrath said they hope to announce a concert will be happening during the July 16th race. Mr. Huntington said he does believe this would be considered regional impact, he agrees the board should talk with the town attorney and he believes this should require a site plan. Mr. Huntington questioned the zoning of the property and believes they would need a variance. Mr. Cole thanked Mr. McGrath for being upfront and coming to the town. Linda Cote a Loudon resident is opposed on having a music festival at the track. Mrs. Cote said they are holding this on a separate lot to get around the covenant because NHMS doesn't want to deal with Canterbury. Mrs. Cote said this will bring lots of people to the area, this will bring lots of noise, the traffic will be horrible just like when they hold race events she cannot get onto 106. Mrs. Cote said they need to follow the covenants the track agreed to. Mrs. Cote also asked if they will be directing traffic right onto 106 or onto a back road. Chairman Dow said it will be right at the main entrance. Mr. Saunderson asked NHMS for deeds of the property they are wishing to hold the concert. Chairman Dow said they will schedule a meeting with the town attorney and will reach out to NHMS after.

- **Dennis Jakubowski, dark sky ordinance-** Mr. Jakubowski brought to the Board an example of a light ordinance. Mr. Jakubowski said they should add to the zoning ordinance a lighting plan. Chairman Dow said when people come in for a site plan they do request to see a light plan and the lights must face down. Chairman Dow said that the light regulations are in the land use regulation handbook not the zoning ordinance. Mr. Jakubowski was concerned that there was nothing in writing and was relieved to hear there is.
- **Peter Parisey, car sales, M30L24-** Mr. Parisey approached the board to discuss running a car repair and sales out of a garage bay at Harry O's Electric. Chairman Dow said that there is already a special exception in place for the garage bays to run auto sales with a restriction of 2 cars that must remain stored inside the garage bays. Mr. Parisey is looking for have a maximum of 10 cars that will be stored on the backside of the building. Mr. Bowles said that would make it a used car sales lot and that is not what the special exception is for. Mr. Moore said that would require a change of use and site plan. Mr. Ives stated that if they allowed Mr. Parisey to sell up to 10 cars out of the storage bays they would also have to allow the other person renting a garage bay to sell up to 10 cars and now the lot would be holding up to 20 cars. Chairman Dow said this property is a laundry mat and the intent was not to have lots of cars being sold from the property, they are allowing the property owner to rent the bays to have some income. Mr. Prescott said everything should stay inside and the outside needs to stay neat. Chairman Dow said we can talk about having 2 cars on the lot but limitations need to be set.

Old Business: None

New Business: None

Report of the Board of Permit: None

Report of ZBA: Variance for Jay's Auto to expand sales onto abutting property.

Board Discussion: Chairman Dow informed the board that he has instructed the planning boards administrative assistant Mrs. Bosco to reach out to the office manager Mrs. Pearl to schedule the meeting with the selectmen and the town attorney. Chairman Dow suggested getting this meeting scheduled as soon as possible so if NHMS wants to come into the next meeting they are prepared.

Board members voted for Chairman and Vice Chairman, **Mr. Cole made a motion to re-appoint Mr. Dow to serve as Chairman, seconded by Mr. Huntington; all were in favor. Mr. Cole made a motion to re-appoint Mr. Prescott to serve as Vice Chairman, seconded by Mr. Huntington; all were in favor**

Adjournment:

Mr. Cole made a motion to adjourn at 8:25 p.m.; seconded by Mr. Huntington. All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant