

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
MARCH 19, 2015

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

**Attendance:**

George Saunderson, Henry Huntington, Tom Moore, Tom Dow, Stan Prescott, Bob Cole, Ex-Officio Dustin Bowles, and Alternate Alice Tuson

**Acceptance of Minutes:**

February 19, 2015 Regular Meeting – **Bob Cole made a motion to accept the minutes as written; seconded by George Saunderson. All were in favor.**

**Discussion:**

Joe Poisson, Map 8/Lot 5 – Mr. Poisson attended on behalf of Colin Cabot, owner of the property which has frontage on both Ring Road (Class V) and Sanborn Road (Class VI). They have been talking about subdividing the parcel into two lots. One would be off Ring Road, twelve acres, two residential and ten in current use. The other would be off Sanborn Road, forty-one acres, two residential and thirty-nine in conservation. Board members reviewed the tax map; Stan Prescott presented minutes from a PB meeting on February 12, 2013 where a similar discussion on this property took place. It had been agreed at that time that Sanborn Road would have to be upgraded in order for the parcel to be subdivided. Mr. Poisson asked if the larger piece could be made unbuildable until such time as the road was upgraded. The Board did not feel that would be the right course to follow.

**Old Business:**

Application #14-12, Debra Rattee – Minor Subdivision in the RR District, Map 46, Lot 35. Abutters Warren & Paula Wells, Sarah Dalrymple, and Joe Eggleston were present. Jeff Green represented the applicant.

Chairman Dow explained to Mr. Green that the Board is asking for a continuance based on the applicant paying the \$500 for review of the plan by CNHRPC. He said the Board is hoping to have the review results before the next meeting on April 16<sup>th</sup>.

**Bob Cole moved to continue the hearing to April 16, 2015; seconded by George Saunderson.**

Warren Wells asked if Ms. Rattee fulfilled her obligation to commit to the review by March 5<sup>th</sup>. It was explained that Mr. Green emailed the Planning office after hours on March 5<sup>th</sup>. Mr. Dow said some members felt quite adamantly that the obligation was not met; others felt they wanted to see this through as requested. Paula Wells asked if, as abutters, they could ask for another continuance as they will not be able to attend the April meeting and have been to every meeting thus far. It was explained that they could submit written comment for that meeting; Mrs. Wells stated that they would not have the opportunity to know the results of the review in order to submit comments. Donna was asked to research Mrs. Wells' request. Joe Eggleston said there was discussion prior to this of having a workshop to review the results. He asked if that would still happen. Stan Prescott agreed that it was mentioned in earlier meetings. Dustin Bowles said he would think they would determine if the review clarifies everyone's questions or if there needs to be further discussion and review. Mr. Eggleston asked if it would be alright for abutters to receive a copy of the review. Stan Prescott stated that it would be part of the public record. **All were in favor.** The next meeting is on April 16, 2015 at 7:00 p.m. in the Community Building; there will be no further notification. Chairman Dow reminded abutters that they could call Donna at the office for updates.

### **Board Discussion:**

E-Z Stop - Donna explained that the owner of Z-1 Express recently purchased the former Speedway Convenience location. Mr. Nasr has completed an application to change the parking permit to the new name, reviewed the layout (same plan used by Speedway Convenience) with Bob Fiske, and paid the renewal fee. The Board agreed that there was no need for Mr. Nasr to do anything further.

CNHRPC traffic count – The Board reviewed results of past traffic counts and locations. Several locations were agreed upon for counts to be done this year. The suggested locations will be given to the Selectmen for submission to CNHRPC. The Board agreed that they would like to see results of counts done during race events.

CNHRPC Master Plan update – Mike Tardiff was present to talk with the Board about the ongoing revision of the Master Plan. He informed the Board that he met with a fifth grade class at Loudon Elementary today. He said they spent an hour together, marking up maps, talking about places they like to go in Loudon, complaining about potholes on North Village Road, and discussing the broadband issue of needing more bandwidth. Mr. Tardiff said it was an interesting counter to his meeting with the Young at Heart. He explained that he spent about an hour and a quarter with the Young at Heart and had a good conversation about demographics and items of interest/concern.

Mr. Tardiff gave the following review: 1) draft of the Natural Features chapter has been sent to Donna; 2) an Energy chapter has been started; the sub-committee met on Monday; 3) Land Use chapter is being done as a staff group; they will work through a series of questions with the Board and start connecting the different chapters; 4) a sub-committee for Land Use is needed; they could meet for an hour or so. Tom Dow said an early evening meeting would be nice so more could participate. Mike will get some dates to Donna.

### **Old Business:**

Application #14-12, Debra Rattee – Minor Subdivision in the RR District, Map 46, Lot 35. Jeff Green returned to the meeting and submitted a letter to withdraw this application. There was brief discussion about procedure amongst Board members. **George Saunderson made a motion to accept Mr. Green's letter to withdraw Application #14-12 and return the \$500 payment to Mrs. Rattee; seconded by Henry Huntington.** The chairman stated that the office would notify abutters of this change. **All were in favor.**

### **Election of Officers:**

**Bob Cole made a motion to elect Tom Dow as Chairman and Stan Prescott as Vice Chairman; seconded by George Saunderson.** Both members agreed to accept the positions. **All were in favor.**

**Henry Huntington moved to have Bob Ordway as an Alternate for one year; seconded by Tom Moore. All were in favor.**

### **Report of the ZBA:**

There is no meeting this month.

### **Report of the Board of Permit:**

Stan Prescott reported that there were five Hawker & Peddler permits (NHMS, Z1/E-Z Stop, Boy Scout jamboree at the track, stock car race July 4<sup>th</sup> weekend).

### **Adjournment:**

Stan Prescott made a motion to adjourn at 8:05 p.m.; seconded by George Saunderson. All were in favor.

Submitted by,

Donna White  
Administrative Assistant