

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
MARCH 15, 2012

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

Attendance:

Steve Jackson, Henry Huntington, Tom Moore, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternate Bob Ordway, Ex-Officio Dustin Bowles
John Reese represented the Fire Department.

Acceptance of Minutes:

February 16, 2012 Regular Meeting – **Henry Huntington moved to approve the minutes as written; seconded by Bob Cole. All were in favor.**

Discussion:

NH Motor Speedway – Gil Rogers, Director of Traffic and Parking, spoke about creating an area at the track for tent camping. He explained this would be used mostly on the weekends of the big races. Currently, tents are popping up along the woods line and in various lots and there have been complaints about sanitary issues and those people camping for free. He said they would like to pick a spot for a number of tent camping spaces which would resolve the sanitary concern and be fairer to those who now pay for camping sites. Mr. Rogers said that NHMS put the question out to its Fan Council and it was felt that this should be put all in one area. He said staff has suggested Lot S7 which is north of Gues Meadow Road near the workers' campground. Mr. Rogers said they would have to address sanitation and showers. He said they would also have to maintain an equal area for any parking area that is used. The proposed sites would be 12' x 30' as found from research of other tracks with camping spaces. The site would accommodate a vehicle and tent. Security, as well as the fire and police departments, would go around all weekend to monitor the area. Mr. Rogers said having the camping area would give them a place to relocate those who put up tents here and there. He said the draft lay-out is for 146 spaces on the lot that is about 2.1 acres. He said they would take campers until it was full. There would be 22' lanes, porta potties provided, and a portable shower from another lot could be moved closer. Mr. Rogers said that they figure 100 cars per acre so this lot would be calculated for 210 vehicles. If the 146 sites were full that would mean that only 64 cars would have to be parked elsewhere. Mr. Rogers said they feel this would be solving a problem, not creating one.

Bob Ordway asked about open campfires. Mr. Rogers said he was not sure they could restrict this but it would be tight quarters. Steve Jackson said he was not sure that 12' x 30' was big enough for a vehicle and tent. Stan Prescott said he understands what they are trying to do and he pointed out that campgrounds are permitted by special

exception. Dustin Bowles asked what would prevent tents from popping up here and there even with the camping lot. Mr. Rogers said this would give them a place to send those people. He said if the patrons do not want to go there then they would be escorted from the property. Henry Huntington asked about the size of RV spaces. Mr. Rogers said that 18' is the minimum and 20' is the largest. There was discussion about the State's RSA that addresses camping at sports parks with over 40,000 in attendance. Donna was asked to research this and forward the information to John Zudell. Stan Prescott suggested that they do more research and go to the Zoning Board. Gil Rogers said that the RV lots have 24' aisles and he feels 22' is sufficient for the type of traffic and speed in this lot. John Reese said that the fire department would require the same turning radius and width as in S10 for the workers' campground and in private parking lots. He said he spoke with the fire chief about this and they agreed that getting the tents off the five-lane would be a huge advantage. He recommended that cars and tents be on separate ends so no vehicles are driving over tents. John said that the campfires are closer than the law allows due to the RSA regarding sports parks but it is not a good situation. Mr. Rogers said that patrons would have a tent pass in order to be in this lot. Tom Dow said the maximum attendance has not been met in recent years but they should base their plan on full lots. He asked if there would be water available. Mr. Rogers said there is none in the RV lots now but they do have trucks that go around to sell water. Mr. Dow urged them to be aware of abutters when doing any planning. RSA 216:I-15 was located as the reference from earlier in the discussion.

Old Business:

#12-01, New England Flower Farms and Henry & Sharon Huntington – Lot Line Adjustment, in the RR District, Map 6, Lots 1, 3, & 21. Henry Huntington recused himself from this matter. Chairman Dow read a letter from Tim Bernier requesting to continue the application to the April meeting as they have to return to the ZBA on March 22, 2012. **Dustin Bowles moved to continue the application to April 19, 2012 at 7:00 p.m. in the Community Building; seconded by Stan Prescott. All were in favor.** There will be no further notification.

Henry Huntington returned to the Board.

#12-04, New Hampshire Motor Speedway – Site Development, in the C/R District, Map 61, Lot 5. Mark Sargent of Richard Bartlett & Associates represented the applicants. Abutter Roy Merrill, Tim Andrews of Nobis Engineering, Tom Blanchette and Craig Jewett of NHMS were present. New plans were submitted to the Board for their review. Mr. Sargent reviewed that this application is for a proposed utility building that would be located next to the existing maintenance building located in the S1 lot. He said the building would be done in two phases, the first being 60' x 160' and the second being the remaining 60' x 60'.

Tim Andrews spoke about the site plan. He said the grade of this building will be at or near that of the existing maintenance building. He showed the area of disturbance and pointed out the loading dock at the back of the building. The septic system will be at the front of the building and designed for up to 4,000 gallons per day to accommodate

future usage when the project is complete. They are in the process of approval with the State. Mr. Andrews said there will be a wash bay with a 3,000 gallon storage tank for the used water that will be taken off-site. There will be overhead utilities coming in from the Tilcon road and water will come in from the existing maintenance building. Mr. Andrews said that stormwater will be brought radially away from the building to existing drainage.

Mark Sargent said that they have dealt with matters from the last meeting with the fire department. John Reese submitted a letter stating that the department has reviewed and approved the plans as meeting their standards. Signage has been addressed on the new plans and the site plan has been submitted as requested at the last meeting. Mr. Reese said that the bunk rooms for the ambulance service are all set with a fire alarm monitoring system; no sprinkler system is needed.

Henry Huntington asked about the loading dock area. Mr. Andrews explained the extended paved apron for turning and backing in at the loading dock. He noted that phase 2 would just be graded initially. Mark Sargent said that lighting would be typical wall pack mounts. Dustin Bowles mentioned that they would be losing parking spaces. Mr. Andrews said that some VIP parking would be lost, noting that some equipment is usually parked this far back on the lot. Gil Rogers said they have a golf cart compound in this area, as well as VIP and handicapped parking. He said they are still working on the relocation of the parking from this area. Tim Andrews noted that they will be moving the credentials building and cleaning up some other areas so they may be able to use those areas for parking.

Steve Jackson made a motion to approve application #12-04 for NHMS as presented with the condition that the building inspector gets foundation and building plans; seconded by Bob Cole. All were in favor.

New Business:

Board Discussion:

Master Plan survey – Chairman Dow read an email from Mike Tardiff of CNHRPC regarding the draft survey that they have done up for the Board's review. It was suggested that some questions about NHMS be added to the survey. Board members reviewed the draft and made a few suggestions for changes/deletions. It was decided to form a subcommittee to work on this with Mr. Tardiff. Donna will contact him to set up a meeting for March 21st at 8:00 a.m. Tom Dow, Stan Prescott, and Bob Cole are interested in sitting on the committee.

Discussion:

Matt Moore for Mossman – Matt Moore was delayed in getting to this meeting due to a scheduling conflict. He spoke on behalf of Bob and Karen Mossman who own property on Route 106, formerly owned by the Sheran family. The home has been removed from the parcel. Mr. Moore explained that the owners would like to be able to use half of the garage on the property for the sale of crafts, vegetables, and maple syrup. They would also like to be able to sell golf carts off and on, maybe up to a dozen. Mr. Moore stated

that Mr. Mossman collects and builds antique cars and he would like to be able to sell them from this site. He said it is in the C/I district. After brief discussion the Board agreed that this would be a site development and advised Mr. Moore to start there with the Land Development Regulations.

Board Discussion:

Election of Officers – **Bob Cole moved to elect Tom Dow as Chairman; seconded by Henry Huntington.** Mr. Dow accepted the nomination. **All were in favor.**

Bob Cole moved to elect Stan Prescott as vice-chairman; seconded by Dustin Bowles. Mr. Prescott accepted the nomination. **All were in favor.**

Beanstalk design change – Donna told the Board that she was contacted by architect Mark Stewart about a roofline change that has been proposed for the Beanstalk. Revised plans were presented to Board members for review. The plans included ‘approved’ and ‘revised’ views so that the comparison could be made. The plan also shows a change in location of the office windows. The Board agreed that the changes were fine and there was no need for the applicant to come back to a meeting. **Stan Prescott made a motion that the Board has reviewed and approved the roofline changes; seconded by Bob Cole. All were in favor.**

Letter from Jerry Coogan – Correspondence was received about a community planning grant. The Board agreed that the Town does not have any projects in mind at this time.

Transportation Plan Advisory Group – A note was received from the Board of Selectmen. Selectman Bowles said they felt that a Planning Board member would be best suited to represent the Town on this committee. Donna will get details of the committee and get back to Board members.

Report of the ZBA:

There is a variance for reduced coverage area for New England Flower Farms, a special exception for a home occupation for Rick Broider, and a special exception for a wood cutting business for Steve Roy on the agenda this month.

Report of the Board of Permit:

Bob Ordway reported that the group had one routine Hawker & Peddler permit. They also discussed a box container on Lower Ridge Road. The owner has been advised to see the ZBA for discussion.

Steve Jackson – flea market – Mr. Jackson said he would like to operate the flea market on Route 106 from Memorial Day through Columbus Day and wanted to be sure he is all set to do so. He said nothing is changing from last year’s routine and set-up. The Board agreed that everything is in order as approved last year.

Adjournment:

A motion to adjourn at 9:15 p.m. was made by Tom Moore; seconded by Stan Prescott.
All were in favor.

Submitted by,

Donna White
Administrative Assistant