

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
MARCH 17, 2011

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

**Attendance:**

Chairman Tom Dow, Tom Moore, Steve Jackson, Vice Chairman Stanley Prescott, Henry Huntington, Bob Cole, Alternates Bob Ordway and Jeff Green, Ex-Officio Steve Ives  
Bill Gabler and Julie Robinson represented the Conservation Commission.

**Acceptance of Minutes:**

February 17, 2011 Meeting – **Tom Moore moved to accept the minutes as presented; seconded by Stan Prescott. All were in favor.**

February 17, 2011 Meeting w/CNHRPC – **Steve Jackson made a motion to approve the minutes as presented; seconded by Stan Prescott. All were in favor.**

**Conceptual Consultation:**

Greenpeace Nominee Trust/Dave Pritchard – Jeff Lewis of Northpoint Engineering of Pembroke and Mr. Pritchard, owner of Map 61, Lot 2, were present to talk with the Board about development of Mr. Pritchard's parcel. Mr. Lewis stated that the property is across Route 106 from the track, with fourteen acres in Loudon and the balance of the parcel in Canterbury. He explained that Mr. Pritchard is looking to develop the lot, with no specific end use at this time. Mr. Lewis said that they were thinking of perhaps partially developing it for a gravel parking lot as others have done in the area. He said that they are looking for some feedback on what that would entail. It was suggested that Mr. Lewis and Mr. Pritchard review the Zoning Ordinance for permitted uses. Mr. Lewis stated that he has the Zoning Ordinance and the Land Development Regulations, and at this point they are in very conceptual, preliminary stages of planning. Tom Dow said that wetlands approval would be necessary if they plan to develop a parking lot. Mr. Pritchard explained that he has had the property for ten to twelve years. He has had a forester go in and clean out some trees. Mr. Pritchard said he is not a big developer; he just wants to do something with the property. Steve Jackson stated that the property is commercially zoned and there are a lot of opportunities for the lot. Mr. Lewis stated that they will come back before the Board with a conceptual plan when ready.

**New Business:**

#11-02, H. Wayne and Teresa Thistle & H. Wayne Thistle – Lot Line Adjustment, in the RR District, Map 12, Lots 41 & 42. Steve Jackson recused himself from the Board. Bob

Ordway was appointed as a Voting Member. Web Stout of FWS Land Surveying represented the applicants. There were no abutters present. Mr. Stout stated that this is a lot line adjustment for two lots owned by the applicants, about at the end of Cross Brook Road. Lot 41, with the applicants' house, will have 21.6 acres after the adjustment and Lot 42, currently a vacant lot, will have 17.4 acres after the adjustment.

Henry Huntington asked what the reason was for the lot line adjustment. Mr. Stout said that it makes the vacant lot more saleable. Stan Prescott asked if this would be the end of adjustments to these lots. Mr. Stout said that it would be for the remainder of Mr. Thistle's lot as there are no other options for it.

**Stan Prescott moved to accept the application as complete and move to public hearing; seconded by Steve Ives. All were in favor.**

Chairman Dow read a waiver request for item #7, topographic features. **Tom Moore moved to approve the waiver request; seconded by Bob Cole. All were in favor.** Chairman Dow read a waiver request for item #4, to allow a scale of 1" = 100'. **Henry Huntington moved to approve the waiver request; seconded by Bob Ordway. All were in favor.**

Tom Moore said that the lot line adjustment seems pretty cut and dry. He asked that the notes about rebar 'to be set' be cleaned up on the points that have already been done. **Tom Moore made a motion to approve the application with the change of those note; seconded by Henry Huntington. All were in favor.**

#11-03, Debra Rattee – Major Subdivision, in the RR District, Map 38, Lot 27. Steve Jackson recused himself from this matter. Bob Ordway remains a Voting Member. Abutter Dale Watts was present. Jeff Green of J L Green Enterprises represented the applicant.

Mr. Green explained that the lot is at the corner of School Street and Batchelder Road, a large field that is wooded at the lower edge. He pointed out the acreage and frontage of each of the four proposed lots. Mr. Green showed the PSNH power line easement, noting that the boundary line between Lots 2 and 3 is the center of the easement. Test pits have been done, showing sandy soils. Mr. Green pointed out that the Y of the roads goes over the corner of this property.

Tom Dow noted that Lot 1 is partially in the flood zone. Mr. Green said that he has 2.29 acres of buildable land on that lot. He said there are slopes that average 25% where the tree line is at the edge of the field. Mr. Green stated that the wetland is at the bottom of the slope, pointing out a culvert on the road and that the brook is mainly on abutting property. He said that Flood Zone A follows the top of the slope, where soils change quickly at that point. Mr. Dow noted that the wetland setback comes into the lot quite a way. Mr. Green stated that there is room enough to put a house, pointing out that there is about 65' of field in that wetland setback. Julie Robinson said it is Pine Island Brook which is an important wetland for the town. She asked if there is enough setback so that a contractor would not go into the wetland buffer when working. Mr. Green talked about being able to put a house right up to the buffer line and a contractor having to use best management practices (BMP) and watch the line. He said he could add a note that BMP must be used and that line must be maintained.

Steve Ives asked about rotating Lot 4 (corner lot) and pushing the other lots over. Mr. Green said that the power lines would then be mainly over one lot if that was done.

He noted that the plan meets all the requirements for all lots. Tom Dow asked if the owner has future plans for the remaining piece. Mr. Green stated that the whole thing is for sale at this point and the owner has no intentions other than to sell the remaining parcel as is. Steve Ives said he would like to see a road go through from School Street to Batchelder. Stan Prescott agreed, saying there are too many cul-de-sacs in town. He said he would like to see a through road and a build-out for the remainder of the acreage. Mr. Green talked about road options on the remaining piece, pointing out that it would not be sensible to go through due to the shape of the lot. He said it would require 2000' of road for three or four lots. Tom Dow said it could be done. Mr. Green said that different options have been discussed with the owner and this option leaves the largest portion untouched. Henry Huntington said that they could make these four lots nicer by taking more acreage from the big lot and still have marketable acreage.

Jeff Green stated that moving the lots changes the lines under the power lines and creates more unused area, requiring taking some away from the open field. Mr. Huntington asked who would want to buy a lot with the power lines going through. He recommended that the lots be moved around. Steve Ives recommended rotating Lot 4 and moving the others over. Mr. Green said they would lose too much field by doing that. Steve Jackson stated that the remainder of the parcel is to be marketed to one person as one lot. He said it is not the applicant's desire to go through that process. He spoke about the change's effect on the market value of the lot, noting that the plan is done to the town's regulations and meets all standards. Mr. Jackson stated that the field is currently farmed and he did not feel that developing these lots would be any worse or different with regard to the proximity to the wetland area. Steve Ives stated that it is not the Board's problem if the owner loses a lot; it is the Board's job to be sure it is done right. Julie Robinson said that her concern on the one wet lot is that more damage can be done when building than when simply farming the field. She said the steep slopes down to the wetland are of great concern and, in her opinion and that of the Conservation Commission, would not be a very smart way to build out this lot. Stan Prescott noted that the buffer line is 40' from the tree line and the steep slopes are inside the tree line. He said he felt a note about expecting the contractor to use BMP and keeping out of the wetland buffer on the recorded sheets should be sufficient. Roy Merrill asked if the power lines have already been moved. Dale Watts said that they have. Mr. Merrill said that the power lines were set over so the new poles are not in the center of the easement. There was discussion about the location of the poles within the easement, the placement on the plan, and the need for PSNH to be notified about this application.

Tom Dow spoke about the corner of the lot where the roads intersect. He asked Mr. Green to speak with the owner about the fact that the road has been coming in there for a long time and there might be a need for some off-site improvements to the triangle. Henry Huntington asked if the intent is to leave Batchelder Road gravel. Mr. Dow said they would need to talk with the road agent. Dale Watts said there is already a lot of traffic on the road and now they would be adding four new lots, with two others across the street that are able to be built on. Mr. Green said that impact fees are collected for that purpose.

Henry Huntington said that he understood Mr. Jackson's comments about the property owner wanting to get as much out of the parcel as possible but he hates to see it pushed to the maximum. He said smart planning is needed and the power lines and

wetlands make these less than attractive lots. Mr. Huntington said they are elected as a board to do smart planning and this plan would be getting the maximum out of the piece without good development. Mr. Green noted that there are similar lots across the street from this parcel. He stated that you are supposed to maximize a lot and this plan meets all regulations. He said this is a starting point and he is working with the owner and the regulations.

Julie Robinson asked if the corner lot is bigger because it is intended for a duplex. Mr. Green said that was correct. Mrs. Robinson said having two families on one lot is crowding it and she does not like the changes being seen in that area. Steve Jackson said the lot lines are lines in the sand, noting that a person has offered to buy that lot and build a duplex. He said the buyer would still work with the farmer who uses the field as they would not be using the full three acres. He stated that the owner has been trying to sell the parcel for a year and a half. Mr. Jackson said it was brought to the Conservation Commission but there was never a deal that could be brought together so Ms. Rattee is subdividing for the purpose of generating an income. Tom Dow said he understood Mr. Jackson's position but the Board needs to look closely at the plan.

Mr. Dow noted that there is a recreational trail that goes through this parcel. Mr. Green said that there is a note on the plan that references an opening to a NH snowmobile trail. He said the owner is aware of the trail.

Bob Cole asked Mr. Green if, after hearing the discussion, this is something that he feels he can reconfigure and make everyone happy. Mr. Green said that anything can be reconfigured, noting that he has to represent the owner and prospective buyer, as well as please the Board. He said changes are costly for the owner. Mr. Green agreed to look at the plan but he could not say for sure that changes would be made. He explained the process of making changes. Mr. Green stated that Lot 1 may look squeezed but there is plenty of room for a house, septic, and all that is required for a lot. Stan Prescott said he would like to see reconfiguration of the lots, pointing out that Lots 1 and 4 are both three acres and could both have duplexes. He said he would like to see a build-out of the remaining acreage, a road to Batchelder, and the lot configuration box on Lot 2.

**Stan Prescott made a motion to continue the application to April 21, 2011, 7:00 p.m. at the Community Building; seconded by Tom Moore. All were in favor.** There will be no further notification. Steve Jackson returned to the Board.

### **Board Discussion:**

Northern Pass Project – Bill Gabler recently attended an informational meeting about the project. He informed the Board that the preferred route for the transmission lines from Canada to MA would pass by the Concord airport. There has been discussion about those lines possibly being too close to the airport so two alternate routes have been laid out. The second one would come down by Oak Hill and cross Route 106 in the South Village Road area. Julie Robinson said that twenty-nine other towns have opposed the project and she feels the town should have a position voiced. Mr. Gabler explained the system. He said that PSNH has declined to be specific so nobody has been able to map out which lots might be affected. There would be a 300' – 350' easement and land could be taken by eminent domain if necessary. Mr. Gabler said that PSNH will work with landowners if this comes to fruition. He explained that the line would go to the Deerfield station and

then on to MA. This would provide no power for NH. Tom Dow asked how other towns are reacting. Mrs. Robinson said that Chichester and Pembroke are local towns that are in opposition. She gave the chairman a list of opposing towns. There was discussion about the hearing process, lines being considered through Maine and Vermont/New York, and the effect this may have on property values and tax revenue. Mr. Gabler said that the town should be involved and take a position. Steve Ives said that the selectmen have not discussed this yet but he will bring it up at their next meeting. Bill Gabler said it could be 2 ½ - 3 years before permits are granted and then it is a ten year building process. Steve Ives said that a representative from Kelly Ayotte's office will be at the next selectmen's meeting. He suggested that might be a good time for the Conservation Commission to attend.

Election results – Chairman Dow congratulated Bob Cole and Stan Prescott on their recent re-election to the Board.

CIP – There was discussion on the need to update the CIP. Stan Prescott and Bob Cole offered to be on the committee. Impact fees were discussed.

Jones inquiry – An email was received from Ben Jones of Pleasant Street with regard to setting up a saw mill and kiln. The Board agreed that Mr. Jones should see the ZBA for a variance as it is not a permitted use in the RR District. He would then have to come to the PB with a plan.

Master Plan – An email was received from Mike Tardiff of CNHRPC with a proposal for the update of the Master Plan. The Board is to review the information and make notes for the next meeting. Donna will get the figures for the cost of the 2001 Master Plan. Stan Prescott suggested talking with Mr. Tardiff about having CNHRPC review the current plan and recommend areas needing update. Henry Huntington said that the plan should be reviewed as it has been ten years and it is meant for long-range planning. Some felt that things have not changed all that much and could not see spending the money on an update at this time.

Memo from assessor – A memo was received from Dave Wiley, the town's contract assessor, regarding Map 40, Lot 9. He has received a Current Use application and is asking for confirmation that the lot has been reclaimed satisfactorily. It was agreed that the Board was satisfied with the reclamation as long as there have been no intents filed recently. Donna will look into this.

Lot merger – The Board reviewed and signed a Voluntary Lot Merger for parcels in the name of Wilson K. and Sandra Smith, Map 42, Lots 8 and 9-2.

Election of Officers – **Steve Ives nominated Tom Dow as Chairman; seconded by Bob Cole.** Mr. Dow accepted the nomination. **All were in favor.**  
**Henry Huntington nominated Stan Prescott as Vice Chairman; seconded by Tom Moore.** Mr. Prescott accepted the nomination. **All were in favor.**

Sanborn property, Kenney Road – An inquiry has been received from a prospective buyer of the property with regard to operating a poultry farm at that location. The plan would include a smokehouse, a farm store, and internet sales. The Board agreed that the party should see the Zoning Board first for the use and then come to the Planning Board.

Parking Permit plan review – Two parking plans have been received, one for Chloeland, LLC and one for Robert & Karen Mossman. Both plans were reviewed and approved by John Reese of the fire department. Letters will be sent to both parties.

**Report of the ZBA:**

There are no applications on the ZBA agenda. There will be a discussion with a prospective buyer of property on Kenney Road.

**Report of the Board of Permit:**

Tom Dow attended this month's meeting in the absence of Stan Prescott. There were two hawker and peddler permits signed for raffles being held by NHMS to benefit the Children's Charity.

**Adjournment:**

A motion to adjourn at 9:40 p.m. was made by Stan Prescott; seconded by Henry Huntington. All were in favor.

Submitted by,

Donna White  
Administrative Assistant