

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
MARCH 20, 2014

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

Attendance:

Chairman Tom Dow, Vice Chairman Stan Prescott, George Saunderson, Tom Moore, Alternate Bob Ordway, Ex-Officio Dustin Bowles

Bob Ordway was appointed as a voting member. Bob Butler represented the Conservation Commission and John Reese represented the Fire Department.

Acceptance of Minutes:

February 20, 2014 Regular Meeting – **Tom Moore made a motion to approve the minutes as written; seconded by George Saunderson. All were in favor.**

Discussion:

Aaron Holt – Mr. Holt purchased Speedway Self Storage and would like to continue parking cars during major race events as has been done by the previous owner. He was advised to submit a parking layout plan per the fire department's specifications.

Joanne Sanborn - Ray Dumond spoke on behalf of Mrs. Sanborn. Mr. Dumond explained that Mrs. Sanborn owns two parcels, one with her home and the other being vacant. He said the vacant lot has the required frontage to be a buildable lot but it would be a long, costly access to develop so she would like to have that lot's access over her driveway. They feel this would make the vacant lot more marketable. Mr. Dumond explained that the access to the vacant lot would be 350' on the right-of-way used by Mrs. Sanborn and 150' on her own property. It would cross to the 48.76 acre vacant lot. He mentioned that an access from the road into the vacant lot would involve some wet area. Tom Dow asked if the right-of-way used by Mrs. Sanborn is over Mr. Epp's property. Mr. Dumond said that was correct. Mr. Dow asked if Mr. Epp is aware of this proposal. Mr. Dumond said he is very much aware of it and is fine with it, in fact Mr. Epp feels it would be the best solution because of the danger at the lot's own access. Bob Ordway asked if they would block off the vacant lot's 50' frontage access. Mr. Dumond said they would not. He said that would be left for a new owner to decide as they could decide to put in a driveway at some point. Dustin Bowles said he would want a letter from Mr. Epp for the record. John Reese said the fire department's concern would be the 9-1-1 address which would be based on the lot's frontage, yet the access would be at #100's right-of-way. There was discussion about the numbering of Mrs. Sanborn's lot not matching where her access is and potential issues with this proposed access. It was noted that the access would cross the lot's side setback so ZBA approval would be needed. Mrs. Sanborn was advised to see the ZBA, the fire department, and the road agent regarding the address. Mr. Reese said the access would need to be very clearly marked if approved.

Old Business:

Application #14-01, Bumfagon, LLC – Lot Line Adjustment on Bumfagon Road in the AFP District, Map 52, Lots 5 & 5-1. Web Stout of FWS Land Surveying represented the applicant. John & Donna Reardon, Jack

Reardon, Erin Lambert, and Mark Plantier were present. Tom Moore and Tom Dow recused themselves from this matter as direct abutters. Stan Prescott stepped in as acting chairman.

It was noted that this matter was tabled last month to allow the parties to agree on the movement of some lines. Mr. Stout pointed out that Lot 5 is now exactly five acres and showed a line that was moved approximately 24' to the north. He noted that he has to update one abutter on the plan as that property sold between notification and meetings. Mr. Stout stated that approximately seven acres will go back to the large parcel as a result of this lot line adjustment which is by court order and all parties are in agreement. The larger lot, Lot 5-1, will have a total of 239.03 acres and a total of 746' of frontage.

Abutter Tom Moore asked if a pin would be set where the new line crosses the stone wall. Mr. Stout said his concern is that some would see that as a corner of the lot. Hearing no further questions from the public, Acting Chairman Prescott closed the hearing to the public and opened it to the Board for discussion. **Dustin Bowles moved to accept the application as complete; seconded by George Saunderson. All were in favor.** There were no questions from the Board. **Dustin Bowles made a motion to approve the application as presented; seconded by Bob Ordway. All were in favor.**

Tom Moore and Tom Dow returned to the table.

New Business:

Application #14-02, Greenpeace Nominee Trust – Major Site Development on Route 106 in the C/I and RR Districts, Map 61, Lot 2. Jeff Lewis of Northpoint Engineering represented the applicant. Applicant Dave Pritchard and abutter NHMS representative John Zudell were present.

Mr. Lewis gave an overview of the conceptual consultation done previously with the Board, the layout of the land, meetings with the Conservation Commission, site walk done with the Conservation Commission and Zoning Board, and Zoning Board approvals. He showed exhibits of the buildable area as it is and with the ZBA approvals which gave an increase to 4.62 acres in buildable area. Mr. Lewis reviewed a past conceptual plan that showed the lot's development potential and one that showed parking areas with possible future development. He recapped the ZBA approvals as follows: variance for driveway off the heavier traveled road, variance for work in steep slopes, variance for ground disturbance within the wetland buffer, and variance for filling of wetlands. He stated that they applied to DES for a wetland permit last summer and that has been submitted with this application.

Mr. Lewis stated that this phase is for the parking area only. He said it would have a paved access off Route 106 and would be gravel on two tiers. He said they have submitted to DES for an Alteration of Terrain permit and have submitted to DOT for a driveway permit.

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

Mr. Lewis explained the fully designed drainage system on the parcel, pointing out some of the areas.

Chairman Dow read a waiver for Article 13.4.9 (e). **Bob Ordway moved to approve the request; Stan Prescott seconded the motion with the condition that they know they have to come back for any further development. All were in favor.**

Chairman Dow read a waiver for Article 13.4.9 (g). **Tom Moore made a motion to grant the waiver based on the intended use as presented; seconded by George Saunderson. All were in favor.**

Chairman Dow read a waiver for Article 13.4.10 (a-f). There was discussion on the topography of this and the abutting lot which would make a cross access not really feasible. Mr. Lewis said a future developer would probably ask for the same waiver. George Saunderson asked John Reese if the fire department would want a cross access. Mr. Reese said it would not be necessary as long as they can get around the full building at the time of development. **Stan Prescott made a motion to approve the waiver as it applies to this application; seconded by George Saunderson. All were in favor.**

Chairman Dow read a waiver for Article 13.5.4. **George Saunderson moved to grant the waiver; seconded by Stan Prescott. All were in favor.**

Chairman Dow read a waiver for Article 23.12.5. **Stan Prescott moved to grant the waiver as agreed to by the Conservation Commission and Zoning Board; seconded by Tom Moore. All were in favor.**

The Board reviewed the full set of plans and approvals. Tom Dow asked if visually from the road there was any intention to change anything, noting that there are a lot of trees along there. Mr. Lewis said there is a 150' depth of trees that will not be changed where most of it is very wet.

Tom Dow clarified that the intention of this application and plan is for the function of site development and that the parking permit is a separate process. Tom Moore asked if there would be any signage or lighting. Mr. Lewis said there would not be as part of this, noting that anything more than being presented would have to come back. Stan Prescott asked if they are anticipating summer construction. Mr. Lewis said Mr. Pritchard has to wait for the snow to be gone and the wetland levels to subside. He said he would like to have it ready for the first race.

Tom Moore pointed out notes about temporary erosion control. Mr. Lewis said that would be used during construction to stabilize the areas; once stable with grass and packed areas, the temporary controls could come out. Stan Prescott noted that the silt fence on the NE side is not closed up. Mr. Lewis explained the way silt fence is used and the drainage in the area. Tom Moore asked about the gravel. Mr. Lewis said it would be crushed on top of bank run, 6 on 12. Tom Dow addressed the planting detail and asked if they would really be doing those. Mr. Lewis said the Conservation Commission asked for some plantings in an area real close to the wetland. It was noted that the planting locations are not shown; this will be corrected.

Tom Moore asked about the design standard for the retaining wall. Mr. Lewis explained that they will not know exactly what will be needed until they get in and see what the ledge is like. He said it would probably be a rock wall, 2' - 4' at the most. He explained the requirement for wetland protection; they are not allowed to impact it any more than the permit is approved for. Dave Pritchard stated that he has Weaver Brothers do all of his work, and they are familiar with all of the State requirements and will do good work.

Bob Butler asked if the buildable area and drainage stay as shown in the next phase when developed further. Mr. Lewis said someone developing would have to come in with their plan. He said they have pretty much maxed out to what DES would permit. He said he feels the drainage system would be permanent, but if anyone wanted to enlarge they would have to go back through the process.

Stan Prescott noted that the landscape plan is stamped but the existing conditions plan is not. Mr. Lewis said they will provide stamped final plans. Tom Moore asked about the design standards for the detention pond. He asked if it was designed for this pervious plan or for an impervious plan at that time. Mr. Lewis said it was sized to provide treatment of water from that buildable area, and a developer would probably have to provide additional detention, maybe under a paved parking lot. He said the current plan is sized for this use. Tom Dow asked if it is anticipated that the ledge will be face ledge. Mr. Lewis said they will know better once they get in there, but yes. It was noted that water flow arrows should be shown at the driveway.

John Zudell asked how many cars can be parked on this lot. Mr. Lewis said 184 spaces are shown on the plan but they will have to redo the plan to meet the parking permit requirements at the time of applying for the permit.

Stan Prescott said this is good utilization of the lot. Tom Moore said he was impressed that they could make something of the piece. Chairman Dow closed the hearing to the public and opened it to the Board only.

There was a review of corrections/outstanding items needed. **Tom Moore made a motion to approve the application with the following conditions: 1) correct typographical errors, 2) show planting locations, 3) show arrows for drainage along 106, 4) Alteration of Terrain permit, 5) DOT permit, 6) redraw level spreader at #1 detention pond, and 7) surveyor stamp on existing conditions page; seconded by George Saunderson. All were in favor.**

Board Discussion:

Master Plan update – 1) The Board reviewed a notice to be submitted to The Ledger about the upcoming visioning session scheduled for May 10th. It was agreed to send it as written. 2) CNHRPC has designed a website on the MP update and has asked the Board's preference for posting the site. It was agreed that the

information should be directly on the Town's website rather than CNHRPC's, making it more accessible to residents. 3) Stephanie Alexander is ready to begin work on the Natural Features chapter. Four or five committee members are needed. Donna will contact Stephanie for meeting time preferences. 4) A contract between CNHRPC and the Town for the update was reviewed. A correction will be made to the chairman of the Selectmen and copies will be signed.

Election of Officers:

Stan Prescott made a motion to nominate Tom Dow as Chairman; seconded by George Saunderson. All were in favor. Mr. Dow accepted the position.

George Saunderson moved to nominate Stan Prescott as Vice Chairman; seconded by Tom Dow. All were in favor. Mr. Prescott accepted.

Dustin Bowles moved to appoint Bob Ordway as an Alternate for one year; seconded by Stan Prescott. All were in favor. Mr. Ordway accepted, noting that it would be good to have another alternate available as well.

Report of the ZBA:

There is no ZBA meeting this month as no applications were received.

Report of the Board of Permit:

There was no meeting this month.

Adjournment:

Tom Moore made a motion to adjourn at 9:12 p.m.; seconded by Dustin Bowles. All were in favor.

Submitted by,

Donna White
Administrative Assistant