

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
MAY 21, 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

Rob Buzzell represented the Conservation Commission.

Acceptance of Minutes:

April 16, 2015 Meeting with CNHRPC – **Bob Cole made a motion to approve the minutes; seconded by George Saunderson.** Alice Tuson noted a typographical error in the 4th bullet; Donna will correct. **All were in favor.**

April 16, 2015 Regular Meeting – **Henry Huntington made a motion to accept the minutes as written; seconded by Bob Cole. All were in favor.**

Discussion:

Dick Berggren, New England Motor Sports Museum – Mr. Berggren handed out copies of a book recently published by the group, *A History of Auto Racing in New England*, and a packet of information on the proposed museum project. He explained that they have twenty-five on the Board of Directors and approximately four hundred members. Mr. Berggren explained that the group also looked at N E Dragway who wanted the museum there, but it was agreed that Loudon was the best location. He said they have a ninety year lease, \$1 per year, with NHMS. He feels the museum will be good for the town and surrounding area. Mr. Berggren said there is a lot of great history, and they want to invite school children to the museum to learn more about racing. Mr. Berggren said the Board of Directors is not taking any compensation for their time; some have received reimbursement for related expenses. The group, which has received its 501 (c) 3 status, has raised approximately \$600,000 so far. They have an architect; the land has been surveyed; they have paid liability insurance on it, and they would like to break ground in September during the race weekend. He said they will not build until they can do the entire project. Mr. Berggren explained that the lease is for 2.66 acres of a larger parcel owned by NHMS; the building would be 10,000 sf to start, with the possibility of an additional 10,000 sf in the future. He said he would like the Planning Board to allow them to go ahead without doing a subdivision of that section.

George Saunderson asked if the group was planning to enter into a PILOT (Payment in Lieu of Taxes) program with the town since it is a non-profit organization and would be exempt from property taxes. Mr. Berggren explained that a museum like this will not generate a profit as they depend on donations and admissions. He said they could consider such a program if they find themselves in a position to do so. Alice Tuson asked about hours of operation. Mr. Berggren said it would be principally weekends. They would probably be open more during the Gift of Lights and major race events at NHMS.

Chairman Dow stated that the town attorney was contacted for his opinion relative to the question of subdividing so the Board would know how best to proceed. There was discussion of the subdivision and site plan process; it was agreed that the area being leased should be subdivided.

Rich Poirier, Del Gilbert site – Mr. Poirier explained that he currently owns Laconia Oil and is looking at the site on Shaker Road as a potential bulk plant. Mr. Buzzell, through his employer, is working with Mr. Poirier during the planning process. Mr. Poirier said the lot is vacant but the three tanks approved for the Gilbert

project are in place. Mr. Poirier stated that he has five trucks; he also sells pellets and does service, providing customer service which bigger companies might not offer. He said he felt it is important to get information before pursuing the proposal with the current owners. Mr. Poirier said he spoke with the fire chief today, the Board this evening, and will meet with the fire marshal for specific details for his project. He said he would like to have an office and truck space on site so he would be able to be there and maintain the property. It was noted that the Gilbert project was approved for Monday through Saturday with hours of 6 a.m. to 6 p.m. Mr. Poirier said that would work; it could be after 6 p.m. when the trucks return to the site in colder months.

The Board reviewed the Zoning Ordinance with regard to Commercial and Industrial definitions and uses. Mr. Buzzell spoke about the previous approval for the Gilbert project, noting setbacks, the shape of the lot, coverage percentages, etc. There was discussion about the use; it was agreed that it is a commercial use and would be considered a distribution center based on previous similar requests. A special exception would be required for the use. There was also discussion about mixed use, distribution and retail. It was noted that a definition needs to be drafted for fuel distribution.

New Business:

Application #15-01, D S Cole Growers – Major Site Development, Map 39, Lot 13, RR District. Mr. Cole was present, as was Jeff Burd of Burd Engineering. There were no abutters present. It was explained that they were here last month for discussion and there was concern of the coverage percentages; they went to the ZBA for discussion and have now applied to the ZBA for relief, hoping it will be granted on hardship. A full plan has been submitted to this board. Mr. Burd went over the plans with the Board. He stated that the addition of 41,462 sf is being built over a portion of the existing gravel parking area; the parking area will be expanded. Mr. Burd said they are hoping the Board will grant a conditional approval based on ZBA approval as Mr. Cole would like to proceed with ordering the building, etc.

Tom Dow asked about the wetland setbacks as he did not see them noted on the plan. Rob Buzzell said he had the same question. George Saunderson stated that he went by to look at the area a couple of weeks ago. He said the greenhouse system is a continuous loop and works well with this plan. **Bob Cole made a motion to accept the application as complete and move to public hearing; seconded by Henry Huntington. All were in favor.** Henry Huntington asked about the parking area. He said the plan makes sense; it seems like a pretty straight-forward plan and the parcel is a great piece for this. Stan Prescott asked about the wetland buffer lines. Jeff Burd said he believes a special exception was granted at the time of the last expansion (2001). He said the question is how to show the lines and if it would be based on the original wetlands permit. It was agreed that the lines approved on the 2001 plan should be shown on this plan and there should be a reference to the previous approval. It was noted that the wetland scientist's stamp is missing from the plan.

Chairman Dow read the following waiver requests:

Section 12.4.7 – **Henry Huntington moved to grant the waiver; seconded by Tom Moore. All were in favor.**

Section 12.4.10 – **Bob Cole made a motion to grant the waiver; seconded by George Saunderson. All were in favor.**

Section 13.4.4 – **Stan Prescott made a motion to grant the waiver; seconded by Tom Moore. All were in favor.**

Bob Cole made a motion to grant approval with the following conditions: 1) wetland documentation to be shown; 2) wetland scientist's stamp to be on plan; 3) subject to ZBA approval on May 28, 2015; seconded by Tom Moore. All were in favor.

Board Discussion:

Mike Tardiff, CNHRPC – Mike reported that Joanne and Katie continue to work on updates; they are struggling with excavation best practices. They plan to bring in Carol Ogilvie to assist with this section and will meet with Board members in a couple of weeks. Mike handed out a Land Use chart for the Board's review; he asked Board members to get back to Donna with comments before the next meeting in two weeks. Mike said they are

trying to connect the different topics and should have a list of questions for the Board next month. He said a mid to late afternoon meeting would work best for Carol Ogilvie; he is thinking maybe the first week of June. There was a discussion of trails, to list, not to list, liability, landowners not always willing to grant permission, etc. Mike said this should be discussed in earnest next month.

Stan Prescott stated Liberty Utilities is planning to put in a 12" line from Josiah Bartlett Road to Shaker/Old Shaker area. He said they are looking at several routes, and he thinks they should go up Route 106. Stan said this would allow people on the east side of Route 106 to connect in the future. He said he thinks the Planning Board should recommend that the project go up Route 106. After brief discussion, it was agreed that Route 106 would be the preferred route. **Stan Prescott made a motion to have Donna write a letter to Andrew Nadeau of Horizon Engineering, stating that the Planning Board feels it would be in the best interest of the town to have the line go up Route 106; seconded by Henry Huntington. All were in favor.** Henry noted that the Energy chapter of the Master Plan should include gas.

Report of the ZBA:

There is an application for a reduced side setback due to a wetland crossing, an application for a reduced side setback for a shed, and an application for a variance for area coverage on this month's agenda.

Report of the Board of Permit:

Stan Prescott reported that there were three Hawker and Peddler permits: Dudley's, Brookside Mall, and the food pantry. He said Mike Harris spoke about his concerns about a Boy Scout Jamboree scheduled for this fall at NHMS and approved by the Board of Permit.

There was brief discussion on a letter of intent received from Miles Smith Farm by Bob Fiske. Multiple dates and events are planned and questions have been raised about permitting, review process, etc.

Adjournment:

Henry Huntington made a motion to adjourn at 9:17 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White
Administrative Assistant