

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
May 19, 2016

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

Attendance:

Dustin Bowles, George Saunderson, Henry Huntington, Tom Moore, Tom Dow, Stan Prescott, Bob Cole and Steve Ives.

Julie Robinson from Conservation was present also.

Acceptance of Minutes:

April 21, 2016 Regular Meeting – **Bob Cole made a motion to approve the minutes as written; seconded by Tom Moore. All were in favor.**

Discussion:

Alan Bissonnette and wife Patti from New England Ladder Co. LLC came in to discuss Map 30 Lot 23, where he currently has a purchase and sale agreement on this property and wanted to come and speak to the board about his ideas and plans. Alan Bissonnette said he is looking at tearing the mobile home down and having a 5000 sq foot building put up to sell ladders, staging, and used construction equipment. Mr. Bissonnette said he does not plan on having any mechanic work done on premises, just sales. Mr. Bissonnette shared flyers of ladders and staging he currently sells and a rough draft map of building placement, parking, etc. Alan Bissonnette said he wants to work with the board and blend in, he stated he's noticed most of the buildings have farmer porches so he'd like to have one was well. Alan Bissonnette also said he noticed there are lots of red roofs, and would be willing to have a red roof as well. Mr. Bissonnette said he'd like to have things going by late summer and has plans to speak with Web Stout and Mark Sargent. Alan Bissonnette said he prefers a metal building with a brick front with a farmer's porch. Bob Cole asked what Alan Bissonnette meant by construction equipment. Mr. Bissonnette said his son in law Jeff Morse works at E W Sleeper in Concord and he's worked with him to sell the equipment in the past, however he plans on picking up nice equipment at auctions and placing them on the hill on the property for the traffic to see as they drive by, 10 pieces tops at a time. George Saunderson asked if they limited the number of pieces of equipment if that would be a deal breaker or if that would be ok. Mr. Bissonnette said he would be fine with a limit. Tom Moore asked what size equipment Alan Bissonnette was thinking and Mr. Bissonnette said if he had his preference it would be small loaders or farm tractors, maybe an excavator. Henry Huntington said it's a high profile spot so they would want it to look good including an extensive landscape plan. Tom Moore said he appreciates the willingness to blend in. Stanley Prescott talked about the 106 study and asked Mr. Bissonnette if he could take a look at that. Tom Dow asked if Mr. Bissonnette ever thinks it would go to equipment rental. Mr. Bissonnette said no. Tom Dow asked about parking on the map and Mr. Bissonnette showed the board using the map where the front door and overhead doors and parking would be as well as the banking on the property and how he'd like to use the thick foundation the trailer is currently on to use for the office and bathrooms. Mr. Bissonnette invited the board to come see the building he currently has in Canterbury. George Saunderson said before next time Mr. Bissonnette comes to the board they should meet at the property and he can show them what he has in mind. The board agreed. Tom Dow asked Alan Bissonnette after he meets with engineers to call the office and let Melissa know when he'd be ready and then an email can go out to let the board know when they should go to the property.

Paul Johnson from Best Septic came to discuss a piece of property he was thinking of purchasing on corner of shaker road and shaker brook road. Mr. Johnson stated he'd like to build a 60x80 building, the last 20 feet would be office and then the 60x60 would be to store equipment. Paul Johnson asked if there has to be a peak on the roof, the board said no. Paul Johnson asked if the driveway had to be tarred as a requirement; the driveway would be off of shaker brook. Mr. Johnson stated he doesn't want to take trees down; he'd like to leave them there. Paul Johnson used a map to show the board where the portable toilets would be as well as the tree line. Paul Johnson said he'd have lighting of some sort. Stan Prescott said they like the lights to be shining down. Paul Johnson said this will all go to an engineer but he's just trying to plan it out and see what his options are. Paul Johnson asked if there's anything the board is looking for that he may not be thinking about. Steve Ives said Paul Johnson would need to do 10 ft pavement off the road. Paul Johnson said he'd like to do a wooden building with no posts in the middle. Stanley Prescott said a little landscaping to make it fit in with the community would be nice. Paul Johnson said one of his ideas is to have a 2,000 gallon tank to capture water to reuse for portable toilets instead of taking it out of the well.

New Business:

- Application 16-4, Colin Cabot – Subdivision, Map 8, Lot 5, AFP District – Colin Cabot was present. Abutter Bruce Yeaton was present. Peter Holden from Holden Engineering was also present. Mr. Holden went over the map with the board. Bruce Yeaton said it's something they've wanted to happen for 20 years and he thinks it's a great idea. **Stan Prescott made a motion to accept the application as complete and go into a public hearing. Bob Cole Seconded Motion, all were in favor.** Stanley Prescott made a motion to approve the application. Bob seconded the motion. Tom Dow asked if there was any discussion. Stanley Prescott asked if this was subject to the easement being drawn up. Tom Dow said yes. Colin Cabot asked if this meant it couldn't be registered until the easement was done. Colin Cabot said he can close on the subdivision once it's executed; he has to have to record easement as he files the subdivision. All were in favor.

Report of the ZBA:

Miranda Milano – event venue

David Bast – special exception for reduced side setback

Colin Cabot – Variance for a bed and breakfast

Tony Merullo – equitable waiver.

Report of the Board of Permit:

No board of permit.

Adjournment:

Henry Huntington made a motion to adjourn at 8:05 p.m.; seconded by Dustin Bowles. All were in favor.

Submitted by,

Melissa Lucier

Administrative Assistant