

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
MAY 15, 2014

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

Attendance:

Chairman Tom Dow, Vice Chairman Stan Prescott, George Saunderson, Henry Huntington, Tom Moore, Bob Cole, Ex-Officio Dustin Bowles
Bob Butler represented the Conservation Commission and John Reese represented the Fire Department.

Acceptance of Minutes:

April 17, 2014 Regular Meeting – **Bob Cole made a motion to approve the minutes as presented; seconded by George Saunderson. All were in favor.**

New Business:

Application #14-03, Debra Rattee and Jeffrey Field – Lot Line Adjustment, Map 47, Lot 44 and Map 46, Lot 35. Abutters Warren and Paula Wells and Sarah Lewis Dalrymple were present. Jeff Green of J L Green Enterprises represented the applicants.

Mr. Green gave an overview of the proposed lot line adjustment. He pointed out where Ms. Rattee's new house is on Map 47, Lot 44 and where Mr. Field's house is on Map 46, Lot 35. The proposal is to annex just under 15 acres from Map 47, Lot 44 (Ms. Rattee is selling the property) to Map 46, Lot 35 (Ms. Rattee is purchasing the property).

Tom Moore moved to accept the application as complete and move to public hearing; seconded by Bob Cole. Warren Wells asked what more is planned for the property. Mr. Green explained that Ms. Rattee wanted access to the beach on the pond and she will have that with this house. He said it cleans up all of the little fingers created in the past. Mr. Wells stated that they have a deeded five foot right-of-way to the water on the east end of Hot Hole Pond. Mr. Green said he could add this to the plan. Mr. Wells asked if there are any future plans for expanding Rainbow Drive. Mr. Green stated that the applicant does not want to spend any more money on the road. It was noted that the Wells' ROW is by PSNH pole 750/5. Tom Moore asked if there are any other properties with similar right-of-ways. Mr. Green said there are not; he said the Wells have one because they are across the road and it gives them access to the water.

Tom Dow noted that, based on the town's regulations, any further development of the field piece would require that Rainbow Drive be upgraded. Mr. Green said there are some wet areas and other issues that would restrict further development. Sarah Dalrymple asked if there will be any difference in the access of the right-of-way of Rainbow Drive. Mr. Green said there will not be any difference as the right-of-way is a right-of-way and the ownership is not changing. Paula Wells asked if it is Ms. Rattee's intention to live in the house on Rainbow Drive. Mr. Green said that was correct; her other house is under agreement.

Chairman Dow closed the hearing to the public and opened it to the Board only.

Jeff Green noted that he added a note on Sheet 2 of the plan explaining the transfer for clarification. He pointed out that he labeled the existing snowmobile trail and held the line at the stone wall as asked. Stan Prescott said he wants it clarified as to what is being transferred, showing where coming from and going to. Bob Cole noted that the acreages do not add up right.

Jeff Green said he will add a chart of the transfer, add the deeded right-of-way for Wells/referring to the deed, and will check the final acreages. Tom Moore asked about the width of the small piece at School Street. Mr. Green stated that it is 33'. Henry Huntington asked why they do not merge that narrow finger with an abutting lot. Mr. Green stated that has been discussed with his client but they have not gone to any abutters yet. He noted that the trail goes out through that finger.

Henry Huntington made a motion to approve the lot line adjustment with the conditions that a chart of the transfer is added, the Wells' deeded right-of-way is shown and referenced, and the final acreages are verified/corrected; seconded by Stan Prescott. All were in favor.

Application #14-04, N H Motor Speedway – Major Site Development, Map 61, Lot 5. There were no abutters present. Naomi Praul represented Nobis Engineering, Cindy Balcius represented Stoney Ridge Environmental, and John Zudell represented NHMS.

Ms. Praul pointed out a triangular area south of the infield area as the location of the proposed work. She explained that about five years ago they put in some pipes and drainage system. Ms. Praul explained that system and described the area. She said this proposal would be a continuation of the earlier project, impacting 54,888 square feet of wetland between the area of the utility building and vendor sites. They have a pending application with DES, have met with the Conservation Commission, and will meet with the ZBA next week.

Ms. Balcius explained the last project which included a wetland mitigation and functions as a flow-through system. She said they have met with the Wetlands Bureau, the Army Corps of Engineers, and the EPA. Ms. Balcius explained that they are looking at the Cote property on Bumfagon Road for a conservation easement. The parcel is 37 +/- acres; Bumfagon Brook runs through the piece and the Town owns abutting pieces. Ms. Balcius said it looks like regulators are happy with the proposal to this point. She explained that the group is here tonight to familiarize the Board with the project. Tom Dow asked about their wetlands permit. Ms. Balcius said they have applied to DES for a permit to impact a wetland, which would involve a mitigation using the Cote property. She explained that they would purchase the Cote property, deed it to the Town, and NH Fish & Game would hold an easement on the piece. There are currently 587 acres of conservation land protected as part of the track's projects over the last twenty-five years.

Bob Butler stated that the triangle piece is already compromised by the track so it is probably just as well to put it into the pipe system. He said the Cote piece is a great piece of land, the perfect spot for conservation, and makes a great corridor when connected with the other pieces of conservation land. Mr. Butler said the Conservation Commission is in favor of the proposal. Ms. Balcius explained that they are putting together the conservation easement paperwork. They are in negotiation, doing the survey, working with Fish & Game, and submitting the wetlands application, trying to put all the pieces in order. There was discussion about the property location and its connection to the existing corridor.

Henry Huntington moved to approve the application with the following conditions: 1) State permit; 2) ZBA approval; 3) Federal approval; and 4) Conservation easement/Town's acceptance of property; seconded by Bob Cole. All were in favor.

Board Discussion:

Chairman Dow spoke about a letter from the fire department regarding the Sanborn property access. He said Mrs. Sanborn had asked to be on tonight's agenda for further discussion but something must have come up as she was not present. Donna was asked to research the history of the two pieces (44/8 & 53/2) as it is believed that they were to be merged as part of an agreement in the late 80s/early 90s.

Donna reported that Mike Tardiff from CNHRPC asked for the Board's input on local organizations that his group could meet with as part of the Master Plan update outreach. The Board suggested the PTA, Legion, Lions Club, Young at Heart, Recreation Department, and Historical Society. Donna will forward the information.

Report of the ZBA:

There is an application for a resident to divide their property, leaving a shop and business on its own lot and a wetlands application for NHMS on this month's agenda.

Report of the Board of Permit:

Stan Prescott reported that there were four Hawker and Peddler permits on the agenda and two letters of intent from NHMS. He said there was also discussion about pig houses being built on property where there is no residence. Bob Fiske felt there were no building permits for the structures and there was no main structure so there could not be accessory buildings. It was agreed that the use is agricultural and there is an agricultural easement on the property; therefore, there is no problem.

Adjournment:

Henry Huntington made a motion to adjourn at 8:20 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White
Administrative Assistant