

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
MAY 16, 2013

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

Attendance:

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

Acceptance of Minutes:

April 18, 2013 Regular Meeting – **Henry Huntington moved to accept the minutes as written; seconded by George Saunderson. All were in favor.**

May 7, 2013 Site Visit – **Stan Prescott made a motion to approve the minutes of the Kara Realty site visit; seconded by Bob Cole. All were in favor.**

Discussion:

Steve Chabot of Keach-Nordstrom – Mr. Chabot explained that his company is working on a gas main extension plan. They are working with DOT, District 3 to cross Route 106 at Staniels Road. He has talked with Road Agent Dave Rice and tonight submitted a plan to be given to Mr. Rice. The gas line will go under Route 106, down Staniels Road to the east side of Veteran’s Drive, along the length of Veteran’s Drive into Concord, and then cross the river to Pembroke. Mr. Chabot stated that borings have been done to determine the most suitable path. They will be tying into the gas line west of Josiah Bartlett Road, and this will be an 8” pipe with 3’ of cover. Mr. Chabot explained that this is between Liberty Utilities and Continental Paving. He spoke about the permits needed and the timeframe of 6-8 weeks before the actual construction begins. Mr. Chabot spoke about the lines that run under Staniels Road from the Red Roof Inn; these will be marked out by Dig Safe. Frank Merrill said he has talked with Continental Paving and will hold off on the final top coat on Veteran’s Drive until this work is done. Stan Prescott said he would like to see this line laid beyond the 4’ shoulder. Mr. Chabot agreed that they could work with 5’, assuring the Board that the shoulder would be repaired to the way it was when they start. The Board thanked Mr. Chabot for the information.

Conceptual Consultation:

New England Flower Farms – Henry Huntington stepped down from the Board. Tim Bernier of T. F. Bernier, Inc. represented New England Flower Farms. He explained that they are proposing to construct a new greenhouse to replace the final Quonset hut

greenhouses. A lot line adjustment will have to be done in order to meet the 10% coverage requirements. Mr. Bernier explained that they will be impacting some wetland; this is currently lawn but is hydric soil. There is a plan to connect buildings with a covered enclosure; overhead doors would allow trucks to pass through the connector. Henry Huntington stated that they will be taking 20,000 sf down and putting 50,000 sf up. He said there is not much else that can be done on this property once this project is complete. It was noted that most traffic has been re-routed to the new access by the town line. Pauline Touzin asked if there would be chemical fertilizers in the drainage water. Mr. Huntington explained that most of the drainage is rainwater off the roof. He said most of their pesticides are contact and there is very little run-off of pesticides. Mr. Huntington stated that they have flood floors and floor drains and they try to recycle any water from there. The Board had no questions or concerns with the conceptual plan.

Old Business:

Application #13-04, TTD, LLC – Major Subdivision on Route 129 & Pittsfield Road in the RR District, Map 25, Lot 5. Jeff Green submitted a request to continue the application to give them time to gather more information. **Tom Moore made a motion to continue the application to June 20, 2013; seconded by George Saunderson. All were in favor.** The meeting will be at 7:00 p.m. in the Community Building; there will be no further notification.

Application #13-05, Kara Realty Associates – Major Site Development on Veteran's Drive in the C/I District, Map 1, Lot 64. Tim Bernier of T F Bernier, Inc. represented applicant Frank Merrill. There were no abutters present; applicants Frank & Sue Merrill were present.

Henry Huntington made a motion to accept this application as complete and move to public hearing; seconded by Bob Cole. All were in favor. Mr. Bernier pointed out that they have changed the front setback from 100' to 60' and added more landscaping since the last meeting, noting that the trees are a mix of shade trees and evergreens. He stated that bollards have been added at the garage doors and lights on the sign have been added to the detail sheet. Mr. Bernier explained that they were able to move the building ahead 10' which helped a lot; the retaining wall can now be straight and the impervious surface is less. They moved the leachfield forward 10' as well. Mr. Bernier said they have the same number of parking spaces, noting that the upper driveway is one way in and along the building.

Pauline Touzin asked about the maintenance that would be done onsite. Frank Merrill explained that they would be doing routine work such as changing oil. He said they would capture the used oil and put it in a tank to be sold. He gave an overview of what they do at their current location in Pembroke with regard to using the used oil in their furnace, storing used anti-freeze to be taken away by a company, inspections by DES, etc. He said they use Best Management Practices. Mr. Merrill explained that the mechanic's truck may be there overnight but the construction vehicles are parked at his pit.

Tom Moore asked about the leaching basin chamber. Mr. Bernier explained that there will be gutters on the building and the plan is to trap as much run-off as possible in

order to avoid it going toward the retaining wall. Henry Huntington asked about the note of that being temporary. Mr. Bernier explained that it is erosion control protection while the site is disturbed, thus the word temporary. Mr. Moore said that a guard rail along the wall was discussed at the site walk. Mr. Bernier said he will add this to the plan. Mr. Moore asked if the bounds are marked. Mr. Bernier spoke about the slopes and location of markers; he said he will add a description to the plan. Stan Prescott referred to Sheet 2 and asked if distances are all the way to the river. Mr. Bernier said they were. Tom Dow noted that all the information is on Sheet 1. Mr. Bernier said he will add tie courses and distances to all sheets. Mr. Dow asked if there are plans for the retaining wall. Mr. Merrill said they do not have them yet but will provide them to the office as soon as they are received.

Bob Butler said he would ask that they be careful not to take out any more than they have to as the roots are holding the bank. Mr. Merrill said they could use silt logs instead of silt fence as there would be less disturbance. Mr. Butler felt that would be a good plan.

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

1. Mr. Dow read a waiver request for Section 13.5.9. **Stan Prescott moved to grant the waiver; seconded by Bob Cole. All were in favor.**
2. Mr. Dow read a waiver request for Section 13.4.9 (b). **Henry Huntington made a motion to grant the waiver; seconded by Tom Moore. All were in favor.**
3. Mr. Dow read a waiver request for Section 13.4.9 (d). **Bob Cole moved to grant the waiver; seconded by Stan Prescott. All were in favor.**
4. Mr. Dow read a waiver request for Section 13.6.24, 25, 26 & 28. **Dustin Bowles made a motion to grant the waivers; seconded by Bob Cole. All were in favor.**

Henry Huntington made a motion to approve the application with the following changes: 1) guardrail note; add detail on wall design plan; 2) add tie courses to site plan; 3) add dumpster pad; 4) add pins marked to site plan; 5) note silt log instead of silt fence; 6) plans for retaining wall to be submitted. Motion seconded by Tom Moore. All were in favor.

New Business:

Application #13-06, Inisfree Investments, LLC – Lot Line Adjustment on Chichester Road in the RR District, Map 11, Lots 12 & 41. Jeff Green represented the applicant. He showed an overview of the entire property, noting that Lot 11-12 is 122.95 acres and Lot 11-41 is .997 acres. Mr. Green explained that this adjustment would turn Lot 11-41 into a four acre lot that would encompass the scale house area. The remaining piece of the original Lot 11-41 would be added to Lot 11-12. This would put all buildings on one lot and cleans up the lines. Henry Huntington went over the changes to clarify. The lots will go from one acre to four acres and from 122 acres to 119 acres. Mr. Green noted that he will add a Z to connect the sections and a note about the lines to be abandoned.

Henry Huntington made a motion to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor. There was no further discussion.

Tom Moore made a motion to approve the application as presented with the addition of the note about line to be abandoned; seconded by Bob Cole. All were in favor.

Application #13-07, Inisfree Investments, LLC – Minor Subdivision on Chichester Road in the RR District, Map 11, Lot 12. Jeff Green represented the applicant. Roy Merrill was present as an abutter (M2/L29). Mr. Green explained that State subdivision approval is pending for this one-lot subdivision. He pointed out that it is directly across from Bee Hole Road, next to two two-acre lots done by Mrs. Decato a few years ago. Mr. Green said there is 300' of frontage on the 3.009 acre lot, with 1.9 acres of buildable area. He noted that he found a small slope area and has marked the 25' and 75' wetland buffers. Mr. Green said that two test pits were done for the remaining land. He pointed out that he followed the same back lines as the two neighboring lots. He said he went over 300' because of a bog area. **Henry Huntington made a motion to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor.**

Roy Merrill stated that he has a lot behind this one and had access through this lot. He said his concern is if the frontage is taken away then he would lose that access. Mr. Green explained that the access is not defined so the owners of the lots in the back have the right to pass where suitable. He said there will still be a lot of frontage left after this subdivision. Mr. Green said there was no road being used that could be found. Bob Cole asked how this should be handled and if the property owners at the back should go to the front owner for permission or get a ROW defined. Mr. Green explained that the right to pass and re-pass is in the related deeds. He said he could add Note #10 to address that there is an undefined easement to access the lots in the back and that would follow through.

Tom Moore spoke about work that is being done on the transportation chapter of the Master Plan and how it is preferable to line up access points with others. He noted that this new lot would not allow that to be done with future access across from Bee Hole Road. Jeff Green explained that there is a bog/marsh area on this lot and it is not practical to plan a road around it. He said they could access the remaining land across from Wellington Lane on the more developable side of the parcel. There was discussion of wanting to see a conceptual plan for future build-out of this parcel before seeing much further development.

Chairman Dow read the following waiver requests:

Section 12.4.11: Bob Cole made a motion to grant the waiver; seconded by Henry Huntington. All were in favor.

Section 12.4.10: Henry Huntington moved to grant the waiver; seconded by Tom Moore. All were in favor.

Section 12.4.9: Bob Cole made a motion to grant the waiver; seconded by Tom Moore. All were in favor.

Stan Prescott made a motion to approve the application with the following changes: 1) Note 10, undefined easement to access lots in back; 2) 180 x 240 box to be shown; 3) wetland scientist stamp required; seconded by George Saunderson. All were in favor.

The new lot is subject to an impact fee.

Board Discussion:

MP Transportation Committee report – Tom Moore reported that the committee met with Ruairi O’Mahony a couple of weeks ago and they are moving forward. He said they have been looking at access management, traffic counts, and other areas. The committee will be meeting in two weeks and they will have more solid details after that. Mr. Moore said they are looking for pictures of roads to put in the Master Plan. If anyone has areas of particular interest or concern, the pictures can be forwarded to the Planning office. Chairman Dow stated that the Board needs to get moving on other chapters of the Master Plan. Donna will talk with Mike Tardiff about this.

Report of the ZBA:

There are six applications on the agenda for Greenpeace Nominee Trust, five carried over from April and a new one for a variance. There is also an application for reduced setback and one for a home occupation/day care.

Report of the Board of Permit:

Stan Prescott reported that there was discussion regarding Neuro Restorative on Hemlock Hill Road wanting to put in a fourth bedroom in what is now an office in the garage. It was agreed to have the Planning office contact town counsel for confirmation of previously received information on related statutes. There were five Hawker & Peddler permits. Signage for the new Subway at the Beanstalk Store was discussed; they were referred to the ZBA for a special exception. There was an inquiry from a resident about being able to live in their camper in the driveway of their house for two or three months at a time; the house is currently rented out. It does not appear that there are such provisions in the Zoning Ordinance.

Adjournment:

Stan Prescott made a motion to adjourn at 8:40 p.m.; seconded by Dustin Bowles. All were in favor.

Submitted by,

Donna White
Administrative Assistant