

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
MAY 17, 2012

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

Attendance:

Tom Moore, Chairman Tom Dow, Bob Cole, Alternates Bob Ordway and Jeff Green, Ex-Officio Dustin Bowles

Bob Ordway and Jeff Green were appointed as voting members due to the absence of Steve Jackson, Stan Prescott, and Henry Huntington.

Bob Butler represented the Conservation Commission.

John Reese represented the Fire Department.

Acceptance of Minutes:

April 19, 2012 Regular Meeting – **Bob Ordway moved to approve the minutes as written; seconded by Bob Cole. All were in favor.**

Discussion:

Dan Plourde – Mr. Plourde informed the Board that he recently went to the building department for a permit to install a drive-up window at his store/ice cream stand. Bob Fiske sent him to the Planning Board. Mr. Plourde explained that this window would stand out from the building by about 2', with a couple of posts, and would be approximately 4 ½' wide. This would allow customers the option of picking up pizza and other items without having to come into the store. Bob Ordway stated that he had a tour of the facility the day before and felt the idea would work. Tom Dow said the Board would want to be sure that there is adequate parking and room enough for vehicles to turn around. Mr. Plourde noted that the gas pumps are gone. He said traffic can drive right around the building as there is access on both sides. Tom Dow said they would need a drawing so they can see that the setbacks are met and there is adequate area. He said this would have to be something that is well defined and placed on file. Tom Moore said he would need to see it on paper so he would have a better understanding of the proposal. Mr. Plourde said he would not bother pursuing the idea because he cannot delay the opening of the store any longer. He said he wants to be open at the beginning of June and does not want to be doing any further construction on the building once it is open. Mr. Plourde asked if he could continue with the window installation and just not use it as a drive-up. It was agreed that the owner of a building can install a window without the consent of the board.

Old Business:

New Business:

#12-06, Revonda & Associates, LLC/DOM Customs, LLC – Change of Use, in the C/I District, Map 30, Lot 24. Abutter Madelyn Greenwood was present. Property owner Harry MacLauchlan was also present. Rick Broider represented DOM Customs. He explained that they are proposing to rent two units of the former car wash for motorcycle/auto service. He said there is 140 linear feet of parking, there will be no storage, and a commercial waste disposal service will be used. Mr. Broider said there will also be custom parts fabrication in addition to the service.

Chairman Dow stated that this has to go to the ZBA. Mr. Broider said that was correct and they would like to get a conditional approval based on them going to the ZBA next week. Ms. Greenwood asked about the hours of operation. Mr. Broider stated that they would be 9 a.m. to 5 p.m., being flexible based on business. He said that would be Monday through Friday and they would plan to be open from 7 a.m. to 1 p.m. on Saturdays. Ms. Greenwood asked if there would be cars and bikes parked on the west side of the property. Mr. Broider said there would be. Ms. Greenwood asked about noise level. Mr. Broider stated it would be minimal. Ms. Greenwood said she would like to see a 6' solid fence to protect the value of the estate property that she oversees. Mr. Broider stated that a fence would tend to make the road noise worse as it would buffer it back from Route 106. Ms. Greenwood said she feels good knowing that Mr. MacLauchlan will still own the property and be responsible for what goes on there.

Tom Dow asked if there would be any sales or if it would be just repair. Mr. Broider said there would be no sales. Dan Mainville, Mr. Broider's partner, said there is no plan to leave things outside at night. He said there may be vehicles parked outside during business hours. Mr. Dow said that the submitted plan contains a lot that does not apply to this application. Mr. Broider said he used a plan that shows all of the existing data. He explained that the proposed new sign would actually be an addition to the existing 'Harry O' sign. He said they may have a banner on the building as well. Through discussion it was learned that the plan is to keep the appearance of the property as it is; there will be motorcycle lifts in the bays and they will be air, not hydraulic; there will be no tow truck; and the business will be mainly motorcycles. Harry MacLauchlan said that the fire alarm system is in place with pull stations and emergency lighting inside and out. Lt. Reese asked about fluid storage, solvents, and parts cleaner. Mr. Broider said they would not have anything other than maybe Safety Kleen. Tom Moore asked if they planned to have an inspection station. Mr. Broider said they did not at this point. He said they would like to get started in order to promote the business during bike week.

Dustin Bowles asked what they would be requesting from the ZBA. Mr. Broider said it would be a special exception for automotive services in the C/I District. Mr. Bowles asked if there were any conditions about no repairs being done onsite at the time the car wash was approved. Mr. MacLauchlan said there was discussion at that time about not changing one bay while the car wash was there. He said the car wash is gone. Tom Moore stated that this is a good spot for the business. Jeff Green said his concern would be of them doing painting. Mr. Broider said they would put that work out to a vendor. Mr. Green asked about the size of the bays. Mr. MacLauchlan said they are 15' to 18' wide. Tom Moore noted that there is a completely closed drainage system onsite.

Mr. Broider stated that this is a perfect location, pointing out the existing ingress and egress of the property.

Chairman Dow did an overview of the discussion: no outside storage, noise kept at a reasonable level, hours of operation Monday – Friday 9 to 5, Saturday 7 to 1, Sunday closed, review of the original file and approval with regard to repairs, and adding to the existing sign. Tom Moore asked about outside lighting. Mr. MacLauchlan said he put door lights at each bay. Chairman Dow asked Ms. Greenwood if she is alright with what she has heard on the proposal. Ms. Greenwood said she was, as long as it stays as represented.

Bob Cole said where this is a change of use he would consider giving a conditional approval. Others agreed. **Bob Cole made a motion to grant a conditional approval based on the hours of operation given, no outside storage, review of the original car wash file, ZBA approval of the special exception, and based on the site plan submitted; seconded by Tom Moore. All were in favor.**

#12-07, N H Motor Speedway – Site Development in the C/R District, Map 52, Lot 15. Tom Blanchette represented NHMS. Abutter Roy Merrill was present. Mr. Blanchette explained that they received a special exception for campground use from the ZBA last month. He said they want to establish an overnight tent camping area in Lot S7. He said this would not be year-round or seasonal. Mr. Blanchette said they are trying to clean up some health and safety issues on major race weekends. Having this lot would give them a place to direct those who pop up with tents here and there. Mr. Blanchette said they would charge a fee for the spaces, there would be 15-20 portable toilets at the lot, and a portable shower trailer in Lot S6. He said the lot would be staffed with security and parking staff. Mr. Blanchette informed the Board that Chief Wright was at the last ZBA meeting and had expressed his support of the proposal. He said there would be 137 spaces with 22' roadways and the required turn radius. There would be no change in traffic and they will put any displaced parking spots in other areas.

Tom Dow said the major concern is safety and he understands the reasons behind the proposal. Tom Blanchette explained that this would be two weekends out of the season, Thursday night through Monday morning. He said they are not sure what the response will be but this solution was suggested by multiple agencies. Jeff Green asked why this lot was selected. Mr. Blanchette explained that it is one that had not been used other than for Sunday day parking and they wanted a lot that was small enough to manage. Mr. Green said it is the closest lot to two abutters but they are not here with concerns. Bob Cole said NHMS would now have the option of a place to send those who choose to put up tents. Tom Dow asked if they would be advertising or reserving these spots. Mr. Blanchette said they have put it in their fan guide as available but they are not doing a major promotion as they do not want it to be big. Mr. Dow said they have to look long term if this grows in popularity. Mr. Blanchette said the intention is not to grow this or use for reserved spots. Tom Moore asked if there would be one central fire pit or if they would be individually scattered throughout the lot and if additional fire staff would be needed. John Reese stated that it would be as it is now for the RV lots, with 2' or less round pits permitted. He said the fire protection is there now and this plan would not change the fire hazard as people are doing it now all over the property. Tom Blanchette stated that this puts the problem in one lot, making it easier for monitoring.

Chairman Dow closed the hearing to the public and opened it to the Board only. He said he wants Gil Roger's plan for the file as it is more detailed than what was initially submitted with the application. Bob Cole said he likes the idea as it addresses the scattering of campers and is in the program so all will be aware of the option. Tom Dow said everyone needs to keep the abutters in mind and this cleans up some problems. **Jeff Green said the Board's concerns have been addressed and he would make a motion to approve the application; seconded by Bob Cole. All were in favor.**

#12-08, N H Motor Speedway – Site Development in the C/I District, Map 51, Lot 19 Abutter Roy Merrill was present. Tim Andrews of Nobis Engineering and Mark Sargent of Richard Bartlett & Associates represented NHMS. Mr. Andrews explained that the proposal is to move the existing 30' x 50' credentials building from the main entrance area south to property abutting the Big Apple parcel. He said the intent of moving the building is to divide some of the processes that take place prior to the major events. Mr. Andrews said that no asphalt is being proposed. He said the proposed site is an existing parking lot. There will be a 600 gallon per day septic system. Mr. Andrews said the water and electric will come off the Big Apple which the Speedway owns. He said the proposed parking has been based on office use. There will be no additional lighting.

Tom Dow asked if this would be used only for major events. Mr. Andrews said that was correct as there is less traffic for smaller events. Tom Blanchette explained who would use this credentials building. Mark Sargent showed the proposed location. Tom Dow asked if this would take away from existing parking. Mr. Sargent said it would not have much of an impact as that area is not generally used that much. Tim Andrews noted that the parking spaces used at the current location will now be at the new location.

Tom Dow asked about signage. Mark Sargent said there would be DOT temporary flashing signs. He said 90% of the people stopping at the credentials building would be coming from the south. He stated that there will be signage at the main gate directing those coming from the north to this new location. Jeff Green asked if there would be gravel parking lot and walkways. Tim Andrews said that was correct but there may be a concrete porch at the walk-up windows. He pointed out that those using the building would walk up to the window, get their credentials, and leave. Mr. Green said he did not see any notation of the walk-up window on the plans. Mark Sargent said this relocation cleans up congestion at the main entrance. Dustin Bowles asked if DOT will park in this area. Gil Rogers said that the crew that puts the cones out and the DOT trucks would still be staged in that area.

Bob Cole made a motion to accept the application was complete and move to public hearing; seconded by Dustin Bowles. All were in favor.

Lt. Reese asked who does the addressing for Route 106. Dustin Bowles said he believes it would be the State. Lt. Reese said the building would need its own number. Chairman Dow read a response letter from DOT. It was stated that DOT will require an updated driveway permit. Lt. Reese stated that the fire department will want an outside horn/light, extinguishers, emergency lights, etc. He will work with the applicant on what will be required.

Chairman Dow read a request for the waiver of Section 13.5.9. **Jeff Green moved to approve the waiver request; seconded by Bob Cole. All were in favor.**

Bob Cole made a motion to approve the application; seconded by Bob Ordway. All were in favor. The applicant must meet the fire department and DOT requirements.

#12-09, N H Motor Speedway – Site Development in the C/I District, Map 60, Lot 38 Abutter Linda Trefethen was present. Tim Andrews of Nobis Engineering and Mark Sargent of Richard Bartlett & Associates represented the applicant. **Tom Moore made a motion to accept this application as complete and move to public hearing; seconded by Bob Cole. All were in favor.**

Mr. Andrews explained that the proposal is to relocate a building from the main gate area to be dedicated as permanent security and storage of traffic items, etc. The parcel is located at Gues Meadow Road and Route 106 which is a more central location. There is an existing well and septic system on the parcel. Mr. Andrews said they will work with DES to transfer the usage. He said there will not be a lot of change with regard to grading. It was noted that there was a residence on this parcel prior to 9-1-1 therefore it will be necessary to verify the address. Mr. Andrews stated that the parking was established based on it being office use. This facility would be used on main race weekends. Mr. Andrews noted that there is existing signage for the current sub-station that will be used. There is existing exterior lighting on the site and there will be lights on the side of the building. The existing trailers will be re-arranged to neaten the area. Tom Blanchette stated that they will probably get rid of two of the trailers and that the Loudon police and the sheriff's department will be moved into this relocated structure. He said this would give them an area for holding, processing, and office space. Mr. Blanchette said that Chief Fiske is in favor of the proposal. The track's own security would be in one of the trailers.

Jeff Green asked Mark Sargent about the setbacks on Gues Meadow Road. Mr. Sargent stated that it is a Class VI road and they have used 60' setbacks from the existing right-of-way. Tim Andrews said they are better organizing the lot by creating bona fide parking spaces. Chairman Dow read a request for waiver of Section 13.5.9. **Tom Moore made a motion to grant the waiver; seconded by Bob Cole. All were in favor.**

Linda Trefethen asked if this building will be in the same footprint as the existing foundation. Tim Andrews said that it would be. Chairman Dow closed the hearing to the public and opened it to the Board only. He said this plan looks good and cleans up the parcel. **Tom Moore made a motion to approve the application as presented with the applicants meeting fire department safety requirements; seconded by Jeff Green.** Lt. Reese said they would be looking for the same criteria as on the credentials building. **All were in favor.**

Board Discussion:

Master Plan survey – Chairman Dow reported that the sub-committee has had a couple of meetings with CNHRPC. They will meet with Mike Tardiff on Tuesday at 8:00 a.m. to finalize the survey.

Report of the ZBA:

There are two applications for reduced setbacks, an application for automotive services, an application for an underground storage tank, and an application for a home occupation on this month's agenda.

Report of the Board of Permit:

Stan Prescott submitted the agenda for this month's Board of Permit. Five Hawker & Peddler permits were signed. There was discussion about a resident wanting to establish a trash disposal/recycling business. It was agreed that the resident needs to see the ZBA for a home occupation.

Adjournment:

A motion to adjourn at 8:52 p.m. was made by Tom Moore; seconded by Dustin Bowles. All were in favor.

Submitted by,

Donna White
Administrative Assistant