

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
NOVEMBER 19, 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 Steve Ives, and Alternates Alice Tuson & Dustin Bowles

Acceptance of Minutes:

October 15, 2015 Regular Meeting – **Henry Huntington made a motion to accept the minutes as written; seconded by George Saunderson. All were in favor.**

October 15, 2015 Excavation Regulations review – **Henry Huntington made a motion to approve the minutes; seconded by George Saunderson. All were in favor.**

New Business:

Application #15-12, Loudon Ridge Properties – Lot Line Adjustment on Loudon Ridge Road, Map 45, Lots 1 & 2 in the AFP District. Applicant Howard Pearl and abutter June Lavoie (Evelyn Pearl Trust) were present. Mark Sargent of Richard D Bartlett & Associates represented the applicant.

Mr. Sargent pointed out that Lot 1, with a house, has 108 acres and Lot 2, which is vacant, has 65 acres. He explained that 1.28 acres will be annexed from Lot 1 to Lot 2. Acreages after the adjustment will be 106.7 acres on Lot 1 and 66.3 acres on Lot 2. **Bob Cole made a motion to accept the application as complete and to move to public hearing; seconded by Stan Prescott. All were in favor.** Mr. Sargent read waiver requests for items 7 and 10 on the checklist. **Tom Moore moved to grant the waivers; seconded by Bob Cole.** Henry Huntington asked Mr. Sargent to submit revised letters to correlate to the checklist. **All were in favor.**

Abutter June Lavoie asked how this will affect her property across the road. It was explained that there will be no physical changes to the property except perhaps houses on the lots. She asked to be sure there would be no businesses. It was explained that these are residential lots.

Chairman Dow closed the hearing to the public and opened it to the Board only. It was noted that Note #6 on the plan needs to be corrected regarding the intent of the plan. **Bob Cole made a motion to approve the lot line adjustment, subject to the change of Note #6; seconded by George Saunderson. All were in favor.**

Application #15-13, Loudon Ridge Properties – Major Subdivision on Loudon Ridge Road, Map 45, Lot 2 in the AFP District. Applicant Howard Pearl and abutter June Lavoie (Evelyn Pearl Trust) were present. Mark Sargent of Richard D Bartlett & Associates represented the applicant.

Mr. Sargent explained that Lot 2 now has 66.3 acres as a result of the lot line adjustment just approved. He said it is a vacant lot, there are some wetlands in the corner closest to Lot 1, and steep slopes have been shown. The intent is to create two new lots. Lot 2-1 would be 5.01 acres with 2.74 acres of contiguous buildable area and 400' of frontage, and Lot 2-2 would be 5.01 acres with 2.78 acres of contiguous buildable area and 400' of frontage. **Tom Moore made a motion to accept the application as complete and move to public hearing; seconded by Henry Huntington. All were in favor.**

Mr. Sargent read a waiver request for item 7 on the checklist. **Bob Cole moved to grant the waiver; seconded by Tom Moore. All were in favor.**

Mr. Sargent read a waiver request for item 9 on the checklist. **Henry Huntington made a motion to grant the waiver; seconded by George Saunderson. All were in favor.**

Mr. Sargent read a waiver request for item 10 on the checklist. **George Saunderson moved to grant the waiver; seconded by Stan Prescott. All were in favor.**

Mr. Sargent read a waiver request for item 12 on the checklist. **Tom Moore moved to grant the waiver; seconded by Bob Cole. All were in favor.**

Stan Prescott said that Note #8 does not need to be on the plan. It was also stated that Note #6 needs to be corrected with regard to the plan's intent. Tom Dow pointed out that the total areas need to be corrected on the plan. It was also noted that there is no wetland stamp on the plan.

Tom Dow closed the hearing to the public and opened it to the Board only. **Bob Cole made a motion to approve the application with the following conditions: remove Note #8, add wetland stamp, change total area calculation, and revise Note #6; seconded by Henry Huntington. All were in favor.**

Board Discussion:

Voluntary Lot Merger – John and Diane Peterson submitted a request to merge two of their lots, Map 49, Lots 18 and 25. The Board reviewed the completed merger form and tax maps. All were in agreement with the request and signed the document to be recorded.

Mike Tardiff would like to meet with the Board at the next meeting to finish up loose ends on the Master Plan update. It was agreed to meet with Mike at 6:30 p.m. on December 17th.

The next zoning amendment workshop is scheduled for December 2nd at 4:30 p.m.

Report of the ZBA:

There is a variance application for prospective buyers in the Villages (being withdrawn) and a variance application for an automotive service/repair business on Lower Ridge Road on this month's agenda.

Report of the Board of Permit:

Stan Prescott reported that the following items were discussed: 1) tank & structure for sap and pump station; 2) NHMS – Gift of Lights; 3) complaint on Rte 129, former Becky Smith property, about Millican Nurseries planting trees; it was agreed that it's an allowed use; 4) complaint on Berry Road about a Rhino shed and lights; and 5) complaint on School St/Batchelder Rd about campers/internet sales/propane tanks; they were advised to go to the ZBA.

Adjournment:

Stan Prescott made a motion to adjourn at 7:55 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White
Administrative Assistant