

APPROVED

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
NOVEMBER 18, 2010

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

Attendance:

Chairman Tom Dow, Tom Moore, Henry Huntington, Steve Jackson, Vice Chairman Stanley Prescott, Bob Cole, Alternates Jeff Green and Bob Ordway, Ex-Officio Steve Ives

Bill Gabler represented the Conservation Commission.

Acceptance of Minutes:

October 21, 2010 Meeting – **Steve Jackson made a motion to approve the minutes as written; seconded by Bob Cole. All were in favor.**

Old Business:

Application #10-11, Russell L Pearl & Michael J Martel – Major Subdivision, RR District, Map 52, Lot 11. Jeff Green recused himself from the Board. Abutter Roy Merrill was present. Applicants Pearl and Martel were present. Jeff Green of J L Green Enterprises represented the applicants.

Steve Jackson made a motion to accept the application as complete and move to a public hearing; seconded by Tom Moore. All were in favor.

Mr. Green explained that he made one revision at the request of Stan Prescott and that was to add the square footage of slopes greater than 25% to the table at the top of the plan. He gave an overview of what was covered at the last meeting. State subdivision approval was received the day after that meeting; a copy of the approval was submitted for the file.

Bob Cole made a motion to approve the plan as presented with all new lots subject to impact fees; seconded by Tom Moore. All were in favor.

New Business:

Application #10-12, John, Jr. & Margaret Rice and David & Cheryl Rice – Lot Line Adjustment, in the RR District, Map 47, Lot 8 and Map 55, Lot 3. John Rice III and abutter Randy Winslow were present. Jeff Green of J L Green Enterprises represented the applicants. Mr. Winslow asked for an explanation of the purpose of the application; Chairman Dow explained the intent of a lot line adjustment. Mr. Green stated that some revisions were made at the request of the applicants and new plans were handed out to the board members. He explained that the initial plan was to leave twelve acres with the house on Lot 8 and that has now been reduced to seven and a half acres.

Tom Moore made a motion to accept the application as complete and move to a public hearing; seconded by Stan Prescott. All were in favor.

Mr. Green gave an overview of the properties, pointing out that Map 47 Lot 8, John and Margaret Rice, has eighty-one acres +/- with an existing house and barn, and

Map 55, Lot 3, David and Cheryl Rice, has five acres with an existing residence. He said that they are taking seventy-three and a half acres of back land off Map 47, Lot 8 and adding it to Map 55, Lot 3. Mr. Green stated that there is one waiver request for Section 14.4.8 as it is felt that a complete boundary survey is not necessary. He pointed out different frontages on the parcels and noted that they meet the acreage and frontage requirements.

Steve Jackson asked how much would be left with the house on Map 47, Lot 8. Mr. Green stated there would be 7.448 acres. Tom Dow asked for verification of a lot location. Mr. Rice and Mr. Green confirmed the parcel information. There were no questions from the abutter. Mr. Dow said that he likes the revised plan better and that everything looks good.

Chairman Dow read the waiver request. **Bob Cole made a motion to grant the waiver; seconded by Steve Ives. All were in favor.**

Stan Prescott asked if the drill holes were set. Mr. Green said the new ones have been set, noting that he is using the existing rebar and drill holes found in the survey.

Henry Huntington made a motion to approve the lot line adjustment; seconded by Bob Cole. All were in favor.

Jeff Green returned to the table.

Application #10-13, Lazy Pines Enterprises – Lot Line Adjustment, in the RR District, Map 39, Lots 2 & 8. Steve Jackson recused himself from this matter. Jeff Green was appointed as a voting member for this application. Abutters Barbara Parent and Ray Field were present. Applicant Ray Cowan presented the application.

Mr. Cowan explained that Lot 2 is where the major development has been done and Lot 8 is an undeveloped wooded lot. He said that Lazy Pines Mobile Home Park wishes to build a garage to house equipment, pointing out the location of a concrete slab on the plans. Mr. Cowan explained that the slab currently falls on Lot 8 where there is no primary structure. He stated that they have had to replace sewer lines in the wooded area of Lot 8 in the past and this lot line adjustment would keep the two lots clean and separate. He said the adjustment would keep Lot 8 so that all setbacks could be met. Mr. Cowan said the adjustment involves a swap of 26,729 square feet. There were no questions from abutters.

Henry Huntington asked the dimensions of the existing slab. Mr. Cowan said it is 30' x 50'. Mr. Cowan gave the history of Lot 8. Chairman Dow read a request for a waiver of Section 14.4.8.

Stan Prescott made a motion to accept the application as complete and move to a public hearing; seconded by Jeff Green. All were in favor.

Bob Cole made a motion to grant the waiver; seconded by Steve Ives. All were in favor.

Tom Moore made a motion to approve the application; seconded by Stan Prescott. All were in favor.

Steve Jackson returned to the Board.

Application #10-14, New Hampshire Motor Speedway – Minor Site Development, in the C/R District, Map 61, Lot 5. Abutter Roy Merrill was present. John Zudell represented NHMS.

Mr. Zudell explained that they are replacing the existing 1990 scoreboard. He presented pictures, structural drawings, and calculations to the board members.

Henry Huntington moved to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor.

Steve Jackson asked about the type of application that would be needed for this project. There was discussion of how this type of work would be classified according to the Land Development Regulations. It was agreed that it is not the typical site development but necessary to ensure a complete file and overview of what has been done on the property.

Mr. Zudell explained that this would be a four-sided structure with television screens on top during the three major race weekends. He stated that the lower part of the structure will be a video board and can be used to show multiple positions. Mr. Zudell explained that the television screens would be raised up and down with chain hoists for the bigger races and the framework would stay in place at all times. There was discussion of the screens which are rented for these events, the overall height of the scoreboard, its visibility, and the height limit stipulated by the Zoning Board.

Henry Huntington made a motion to approve the application; seconded by Bob Cole. All were in favor.

Board Discussion:

Steve Jackson asked about the email that was distributed with regard to SB328. It was agreed that members will review and discuss the information in the near future.

Chairman Dow said that it would appear that there will not be any zoning amendments this year. Tom Moore said he would like to consider buildable lot size limits on lots that abut water sources in an effort to preserve areas for fishing. He spoke about the 25' no cut area of a wetland buffer and the need to protect fishing access to waters. There was discussion about concerns of the proximity to homes, values of lots with protected waterfront, and other related matters. It was agreed that there would need to be a trade-off if a developer was to give up that area. It was also agreed that they would need to look at where it would fit in the Zoning Ordinance.

Report of the ZBA:

Donna reported that there is a variance of the amount of permeable area and a special exception for reduced setbacks for the Faith Community Bible Church on the agenda.

Report of the Board of Permit:

Stan Prescott said that there was no Board of Permit meeting this month.

Adjournment:

A motion to adjourn at 8:10 p.m. was made by Steve Jackson; seconded by Stan Prescott. All were in favor.

Submitted by,

Donna White
Administrative Assistant