

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
NOVEMBER 21, 2013

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

Attendance:

Chairman Tom Dow, George Saunderson, Tom Moore, Stan Prescott, Bob Cole, Ex-Officio
Dustin Bowles

Bob Butler represented the Conservation Commission.

Acceptance of Minutes:

October 17, 2013 Regular Meeting – **Bob Cole moved to accept the minutes as presented; seconded by George Saunderson. All were in favor.**

October 26, 2013 Inisfree Investments Site Visit – **Tom Moore moved to accept the minutes as presented; seconded by Bob Cole. All were in favor.**

Old Business:

Application #13-16, Inisfree Investments – Major Subdivision on Chichester Road in the RR District, Map 11, Lot 12. Jeff Green represented the applicant. Abutter Roy Merrill was present. New plans were handed out to the Board. Mr. Green showed an overview of the entire property, pointing out that there is a 50' right-of-way for future development. Notes have been added: 1) #13 allowing access to landlocked parcels; 2) #11 location of two cisterns in the area; 3) DES subdivision approval. Mr. Green explained that the lot numbers coincide with the first two lots that were previously divided off the main parcel and the main parcel number before it was merged with Map 11, Lot 12. The Board reviewed note #13 and asked that Map 2 be added to the note with the lot numbers.

Chairman Dow read a waiver for Section 12.4.9. **Stan Prescott made a motion to grant the waiver; seconded by George Saunderson. All were in favor.**

Chairman Dow read a waiver for Section 12.4.10. **Tom Moore moved to grant the waiver; seconded by Bob Cole.** Stan Prescott asked if the soils were all the same on this lot. Mr. Green said they were, all but at the far end by the bog. **All were in favor.**

Bob Cole made a motion to approve the subdivision with the change noted on note #13 of the general notes, to add Map 2 to the wording; seconded by George Saunderson. All were in favor.

New Business:

Application #13-17, Steven & Kerith Muzzey and William & Amy Dodenhoff – Lot Line Adjustment on Piper Hill Road in the RR District, Map 31, Lots 29 & 3. Kent Brown of Brown Engineering and Survey represented the applicants. Applicants Steven Muzzey and William Dodenhoff were present. There were no abutters present.

Mr. Brown explained that a subdivision of Map 31, Lot 3 was done in 2003, creating Lot 29. He said they are now doing a lot line adjustment to make the lots more equitable in size. **Bob Cole made a motion to accept the application as complete and move to public hearing; seconded by Stan Prescott. All were in favor.**

Chairman Dow read a waiver for Section 14.4.4. **Stan Prescott moved to grant the waiver; seconded by Bob Cole. All were in favor.**

Chairman Dow read a waiver for Section 14.4.7. **Bob Cole made a motion to grant the waiver; seconded by Tom Moore. All were in favor.**

There was no further discussion. **Bob Cole made a motion to approve the lot line adjustment as presented; seconded by Tom Moore. All were in favor.**

Application #13-18, 4 McNeil Properties, LLC – Major Subdivision on Lovejoy Road in the RR District, Map 39, Lot 10. Stan Prescott recused himself from this case. Abutters Jon LeBrun and Rich Leblanc were present. Web Stout of FWS Land Surveying represented the applicant.

Mr. Stout explained that this parcel is approximately eight acres, the former Lovejoy Farm, and the applicant wants to divide the parcel into three lots. He stated that the carriage shed between the house and barn is currently being demolished. Mr. Stout pointed out that the existing driveway would be used for Lot 10-1. He noted that there is a state approved septic system for the existing house which was used as a bed & breakfast. There are two existing wells, one drilled and the other dug. He pointed out that the 75' well protection radius for Lot 10 goes over the property line, and a well release easement has been created. The easement cannot be recorded until the subdivision has been approved.

Mr. Stout explained that the wetlands have been identified by Peter Schauer. He pointed out on the plan he used for presentation that the gray areas are steep slopes, the yellow areas are contiguous buildable, and the blue areas are wetlands. He said he has one waiver request for soils.

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

Tom Dow pointed out that the proposal would be creating a lot with the stand-alone barn. Section 204.3 N of the Zoning Ordinance was reviewed. Applicant Jim McNeil said he would like to put a house up in the spring. He said he is also considering turning the barn into a living structure and is waiting for the engineering report.

Bob Cole asked if the 'leg' at the back is needed for contiguous buildable area. Mr. Stout explained that it is to give the proposed lot the acreage for a duplex. Mr. Cole stated that it creates lines going everywhere. Mr. McNeil explained that the existing house has twelve rooms, four bedrooms and four bathrooms. He said it is too big for one family so he would like to make it into a duplex. In order to get the required three acres and 250' of frontage, they needed that additional area to work around the wetland. Tom Moore referred to Section 23.6.1, Lot Configuration, of the Land Development Regulations, pointing out specifically lines a and b. Dustin Bowles said the area at the back goes against the regulations and the Board has denied others for similar requests. He suggested moving the line toward the barn. Mr. Stout explained that they need that area for contiguous buildable area. He offered the suggestion that they could make one line go back but they can only give up 3/10 of an acre in order to keep three acres for the duplex. George Saunderson asked about making two lots instead of three. Mr. McNeil said it would not financially work out for him. Web Stout stated that they need every square foot of 10-1 and 10-2 to get the contiguous area needed.

Bob Butler said the barn is probably grandfathered but it is in the 50' wetland setback. He said if the barn was made into a house he would want the Conservation Commission to look at it because it would be a change of use. Mr. McNeil said he would like to see the barn stay as it is an important part of the town. Mr. Stout asked if the barn being alone could be addressed by a note on the plan or another method. Dustin Bowles said he would be alright with an approval of the barn being alone as long as Mr. McNeil got a building permit for a house. George Saunderson suggested that in a month's time Mr. McNeil would have more information on the barn.

Chairman Dow asked if the abutters had any questions. Both stated they are in favor of the proposal. There was discussion about doing a site walk and tabling the application for a month. Jim McNeil asked for the definition of gerrymandered and what Mr. Stout would need to do to make this work. The chairman explained what the Board is looking for with the shape of lots and not making odd shaped lots to get what is needed to meet other requirements. Mr. McNeil suggested that he could do a lot line adjustment with himself as the abutter. Several re-configurations were suggested. Mr. Stout stated that the 'finger' is 41,000 square feet so that is what would need to be gained. A site walk was scheduled.

George Saunderson made a motion to continue this hearing to a site walk on November 30, 2013 at 8:00 a.m. and then to the meeting of December 19, 2013 at 7:00 p.m. in the Community Building; seconded by Tom Moore. All were in favor. There will be no further notification; abutters were informed that they are welcome to attend the site visit.

Stan Prescott returned to the Board.

Board Discussion:

Capital Improvement Program – Stan Prescott spoke about the CIP meeting that was held earlier in the day. He said there are three projects under the Planning Board section and he was asked to review them with the Board. 1) Preparation and Publishing of Town History: Roy Merrill suggested that they get students to do part of this as senior project, etc. It was noted that the last time anything was done was when Dennis Chesley did something for the bicentennial. Tom Moore suggested that an ad for someone to work on this could be put in the Ledger. Roy Merrill suggested that it could also go on the town's website. 2) Soucook River Corridor Plan: There was discussion about the original plan. Dustin Bowles recommended removing this from the CIP; the Board agreed. 3) Village Road Stormwater Drainage/Planning & Engineering: It was mentioned that the drainage should be addressed as the road is settling by the bridge. It was agreed to leave this project and the history in the CIP. The minutes of today's CIP meeting were reviewed by the Board.

MP Economic sub-committee report – George Saunderson reported that the committee had a wrap-up meeting on Tuesday to review last week's meeting with business owners. There were twenty people, in addition to the committee and CNHRPC representatives, in attendance at the business owners meeting. Mr. Saunderson explained that CNHRPC will be drafting a revision of the chapter, and the group will meet again in early to mid January.

DOT letter – NH DOT is planning safety improvements at the intersection of Staniels Road, Route 106, and Josiah Bartlett Road. They are asking various boards to provide comments

relative to potential impacts. A list of nine questions were included in the letter; Board members agreed that the answer to all would be 'no'. Donna will return the Board's response.

Zoning amendments – George Saunderson submitted a couple of suggestions that he and Stan Prescott have discussed with regard to contiguous buildable area. The Board reviewed and discussed the proposals. It was agreed that Mr. Saunderson should formulate language for review as a possible amendment to the definition of contiguous area. It was also agreed that buildable contiguous area should be made consistent throughout the Ordinance. Donna asked about written descriptions of the different zones being added to the Ordinance. It was stated that there are written descriptions on file at the Town Office. Donna explained that the Colbys on Route 129 by the library have inquired about their parcels being in the C/I District. Board members asked for more information as to why the owners feel the parcels should be re-zoned since they are considered C/I yet taxed as residential.

Report of the ZBA:

There is an application for a variance for required frontage and one for a special exception for a tourist home/bed & breakfast on this month's agenda.

Report of the Board of Permit:

Stan Prescott reported that there was no meeting this month.

Adjournment:

Dustin Bowles made a motion to adjourn at 9:13 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White
Administrative Assistant