

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
NOVEMBER 15, 2012

Meeting called to order at 7:35 p.m. by Chairman Tom Dow.

Attendance:

Steve Jackson, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternate Jeff Green, Ex-Officio Dustin Bowles

Jeff Green was appointed as a voting member in the absence of Tom Moore, Henry Huntington, and Bob Ordway.

Bill Gabler represented the Conservation Commission.

Acceptance of Minutes:

October 18, 2012 Regular Meeting – **Jeff Green moved to accept the minutes as written; seconded by Bob Cole. All were in favor.**

October 18, 2012 Zoning Workshop – **Stan Prescott made a motion to accept the minutes as written; seconded by Jeff Green. All were in favor.**

New Business:

#12-16, Debra Rattee – Minor Subdivision in the RR District, Map 38, Lot 27. There were no abutters present. Jeff Green stepped down from the Board to present the application. He stated that they do not yet have State subdivision approval.

Mr. Green pointed out the location of this lot on Batchelder Road. He explained that they were in for a one-lot subdivision which is now owned by Mike Milligan and then they came in and did a three-lot subdivision. He said this proposed lot of 2.143 acres is in between two of the last lots that were subdivided. This lot would have 205' of frontage and there would be 27.4 acres remaining on the large lot. Mr. Green noted the 100' power line easement that runs through this property. He has divided the easement in the middle on each lot. Stan Prescott asked how much buildable area there is outside of the PSNH right-of-way. Mr. Green said there are 1.62 acres. Dustin Bowles asked if more frontage is available on Batchelder Road. Mr. Green said the only remaining frontage is on School Street. There was brief discussion on a concern raised by the fire department with regard to lots being divided from large parcels one at a time therefore falling below the number to require a cistern. Mr. Green said the cistern on School Street is within the required distance from this lot and the others previously subdivided from the large parcel.

Stan Prescott asked about the intent for the remainder of the parcel. Mr. Green said he showed this before. He said there could be three or four more lots on the frontage and they could do a couple more with a road into the remainder of the parcel. Tom Dow asked if there is a recreational trail that crosses this lot. Mr. Green explained that they opened up an area of the stone wall with the last subdivision. He said the trail now crosses directly across Batchelder Road, continuing down the power lines, instead of

down the power line, down the road, and onto Lot 27-3. Tom Dow asked about the note referencing the flood plain. Mr. Green said that Lot 27-3 is partially in the zone and part of the remaining land is also. He said the zone does not affect this lot. Mr. Dow suggested that the note might need to be changed. Mr. Green said he would change the note to read that a portion of the remaining property is in Flood Zone A. Steve Jackson asked if Ms. Rattee finished upgrading Batchelder Road from the previous approval. Mr. Green said the upgrade was done.

Bob Cole moved to accept the application as complete and move to public hearing; seconded by Stan Prescott. All were in favor. Stan Prescott asked Mr. Green to check the amount of buildable area and show this on the plan. Mr. Green said he would show the calculations.

Chairman Dow read a request for a waiver of Section 12.4.9. There was discussion about the request being made for this specific lot instead of all of the lots that were on a previous subdivision plan. Mr. Green amended the request to be specific to proposed Lot 27-4. There was also discussion about the amount of remaining acreage. Mr. Green will amend the letter to read 27+ acres. **Bob Cole made a motion to grant the waiver with the changes; seconded by Dustin Bowles. All were in favor.** Mr. Green will submit a revised letter. Stan Prescott stated that the front of the application and the waiver request should be consistent with regard to acreage and frontage.

Chairman Dow read a request for a waiver of Section 12.4.11. It was agreed that the lot should be specified in the letter. A new letter will be submitted. **Dustin Bowles made a motion to approve the waiver; seconded by Bob Cole. All were in favor.**

Chairman Dow read a request for a waiver of Section 12.4.10. No changes were made to the request. **Dustin Bowles moved to approve the waiver; seconded by Bob Cole. All were in favor.**

Mr. Green was asked to make the following changes to the plan: 1) change note #9; 2) show recreational trail; 3) show area minus ROW easement. **Bob Cole made a motion to approve the application based on receiving State subdivision approval and the changes made to the plan as noted; seconded by Stan Prescott.** Mr. Prescott said he wants to see a total build-out if this parcel comes in for any further subdivision. **All were in favor.**

Board Discussion:

Master Plan update – Copies of the survey results were handed out to Board members. Because he had previously mentioned the need for sidewalks in the Village, Stan Prescott noted that the response about sidewalks was high. Bob Cole said that he recently attended a transportation meeting at CNHRPC and learned that there is grant money available through the Safe Routes to School program. He said this is 100% funding. Mike Tardiff will attend the December Planning Board meeting to discuss the survey results and the next step in the Master Plan update.

Len LaPadula – Mr. LaPadula has submitted a request to the Town for the return of 45.2 acres and the reversal of his subdivision approval. The Selectmen have agreed to consider the request and will hold the required public hearings for such land transactions. The Selectmen have asked for a letter of recommendation from the Planning Board and Conservation Commission. There was brief discussion on the process. **Steve Jackson**

made a motion to send a letter to the Board of Selectmen stating that the Planning Board is in agreement with returning the 45.2 acres to Len LaPadula; seconded by Bob Cole. All were in favor.

Capital Improvement Program – The final draft of the CIP update was handed out for the Board’s review. A public hearing for the acceptance of the update was scheduled for 6:00 p.m. on December 20, 2012.

Report of the ZBA:

There is the continuation of a variance application for a woman under the age of 55 who is interested in living at the Villages.

Report of the Board of Permit:

Stan Prescott reported that there was no meeting this month.

Adjournment:

Stan Prescott made a motion to adjourn at 8:45 p.m.; seconded by Steve Jackson. All were in favor.

Submitted by,

Donna White
Administrative Assistant