

**APPROVED**

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
OCTOBER 21, 2010

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

**Attendance:**

Chairman Tom Dow, Tom Moore, Steve Jackson, Vice Chairman Stanley Prescott, Bob Cole, Alternates Jeff Green and Bob Ordway, Ex-Officio Steve Ives  
Bob Ordway was appointed as a voting member in the absence of Henry Huntington.

Bill Gabler represented the Conservation Commission.

**Acceptance of Minutes:**

September 16, 2010 Meeting – **Bob Cole made a motion to approve the minutes as presented; seconded by Steve Ives. All were in favor.**

September 28, 2010 Site Visit – **Steve Jackson made a motion to approve the minutes of the site visit; seconded by Tom Moore.** Stan Prescott noted that Elizabeth Knowlton was also in attendance at the site visit. **Mr. Jackson and Mr. Moore amended the motion and second to reflect this addition to the minutes. All were in favor.**

**Discussion:**

Rodney Phillips – Faith Community Church – Pastor Jeff Owen was in attendance with Mr. Phillips. Mr. Phillips explained that he spoke with the Board in March about using the garage at the church parsonage for Sunday school classes for an average of 120 to 130 students. After further review and survey of the property it has been determined that the lot will not support a well and septic system because of the wet areas. Mr. Phillips stated that they are now looking at adding on to the church. He said the proposed addition would be 36' x 40', two-story, and would match the existing building. He noted that this would not affect the sanctuary which has a current capacity of 225. Mr. Phillips pointed out that this plan would mean nobody would have to cross the street and there would be no impact on the residential property. He said they plan to attend the ZBA meeting next week as there will be a couple of matters to be dealt with, one being the 100' setback because this is a commercial property and the other being the amount of impermeable area. Mr. Phillips stated that the as-built that he handed out for the Board's review shows they are 2.05% over the allowed percentage of impermeable area because the pavement was laid out differently from the original plan.

Steve Ives asked about access to a shed where the fire pump is located. Mr. Phillips noted that the entire building is sprinklered, and he said they would still be able to access the pump by going around the church. He said he spoke with Firefighter Reese who did not think there would be any issue since the building is sprinklered. Mr. Ives asked to confirm that the addition would be two stories. Mr. Phillips said it will be two

stories and the elevator in the church would give access from the main part of the church to the addition. Steve Jackson asked how many parking spaces are currently available. Mr. Phillips said that 36 are required and they have 96 lined spaces. He said they proposed 85 in 2004 and the company who did the lines suggested going with 9' spaces instead of 10', therefore they got more spaces.

Dan Aversa – Loudon Woods Estates – request for bond reduction – Mr. Aversa informed the Board that the off-site improvements have been completed and inspected by Louis Berger Group. He said the top coat and guard rails are all that remain to be done on Bert Lane and he plans to finish that work next year. Mr. Aversa's estimate of the remaining work is \$33,192. Donna provided the Board with copies of previous minutes, letters, comments from the Louis Berger Group, and a calculation of the amounts needed to continue the bond. The Board reviewed the information and agreed to the bond reduction. **Stan Prescott made a motion to reduce the letter of credit from \$100,000 to \$61,750, to be split into two bonds, one for \$40,000 on Bert Lane and a second letter of credit for \$21,750 for one year on the off-site improvements; seconded by Tom Moore. 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. Mr. Green reported that they do not have State subdivision approval from DES but they would like a conditional approval to be considered based on the receipt of that approval in the near future. He explained that they went from six lots to five so had to resubmit the plan to the State. He also said that there has been a change in the rules so now all lots have to be done if in the shoreland protection area, regardless of lot size. Tom Moore asked Mr. Green what made him feel they are all set with the State. Mr. Green said that the review has been done, a site visit was done, and they just needed to do a perc test on Lot 2, even though that lot is no longer being used as a separate lot. Mr. Moore asked if the findings were all acceptable. Mr. Green said that TP1 had seasonal high water at 44" which is higher than the limits. He explained the results.

There was discussion of the application being incomplete. Mr. Green said his clients are trying to get this process done so they can move on with the project. Steve Ives asked if there is a reason for the push on the timeframe or if it was just for convenience. After further brief discussion, **Stan Prescott moved to listen to discussion and continue the application to the November 18, 2010 meeting; seconded by Steve Ives. All were in favor.**

Mr. Green stated that some changes were made on the plan after the last Board meeting and the site visit. He pointed out that Lots 1 and 2 were combined and the lots were all reconfigured. Proposed lot sizes are: Lot 1, 5.4 acres; Lot 2, 3.8 acres; Lot 3, 3.3 acres; Lot 4, 12.14 acres; and Lot 5, 6.95 acres. He explained that they moved frontages so as not to impact wet areas and slopes. Mr. Green went over the lot configurations and showed the slopes, noting that they pulled the driveway on Lot 1 back out of the wetland per the Board's request.

Bill Gabler stated that the Conservation Commission toured the property and identified several areas where trees were cut within the 25' buffer zone and the harvest exceeded 50%. He said some were cut in the shoreland protection zone but those were incidental. Mr. Gabler noted that there was a crossing that was questioned and bore samples were done. It was determined to be a previous crossing, not something done by this developer. The Commission gave five recommendations. Mr. Gabler handed in the report and package for the file. Jeff Green said he spoke with the wetlands scientist about the crossing. Mr. Green said that a permit would be required to fix the crossing and that it does not seem reasonable for his client to have to spend that amount of money to fix something that is 50-75 years old per the samples. Mr. Gabler said he could speak with the Conservation Commission about assisting with the cost. There was discussion amongst Mr. Pearl, Mr. Green, and Mr. Gabler with regard to the crossing. Mr. Gabler said he was going on the recommendation made by Dan Geiger who felt the crossing needed repair. Mr. Green said his client could clean up after the loggers and not impact the wetland any more than it has been. Stan Prescott said he would agree with not digging and filling as that could make the situation worse.

Tom Dow said that the merger of Lots 1 and 2 makes the plan a lot cleaner. Stan Prescott asked about the areas of steep slopes. Mr. Green said they are not shown for each lot. Mr. Prescott suggested that Mr. Green show the steep slope area of each lot under the buildable area table on the plan.

Chairman Dow stated that a letter in reference to this application has been received from Michael Harris and Mr. Harris asked that the letter be read into the minutes. The letter read as follows: "1) Please kindly note that the referenced proposed development is a premature development in that, in addition to other issues, the proposed development as to roadway access is bordered both north and south by what essentially are one lane bridges. If this development were to be approved, it would create hazardous conditions for current residents as to traffic. Town in the past has refused permit for such developments, due to safety, traffic, school bus, etc. **AND SHOULD DO SO IN THIS APPLICATION.** This is clearly a matter of premature development, and these issues must be addressed by various authorities, including if necessary, the Courts.

2) A road and traffic study is required as to this proposal prior to any further, legal action in this matter. The Lower Ridge Road is not suitable for further increased traffic which would be generated by proposed development.

3) Further, any noisemaking activities which would occur relative to any activity in this development must be restricted to "8 to 5" normal business hours so as not to disrupt the community as our school children.

Your prompt action and reply respectfully are requested and required.

Best wishes, s/Michael Harris"

Steve Jackson referred to the Land Development Regulations with regard to premature and scattered development. There was discussion about bridges in the area of this proposed subdivision and how impact fees would apply to any necessary improvements.

The application will be continued to November 18, 2010, 7:00 p.m. at the Community Building. There will be no further notification.

**Board Discussion:**

Parking permit review – The selectmen held a public hearing to establish an annual renewal fee for daytime parking permits. The annual renewal fee was set at \$20 by the selectmen. There was discussion with regard to the permit being issued on a permanent basis but being reviewed and renewed on an annual basis. The permit will be revised to reflect the annual renewal. It was agreed to send letters to each permit holder, advising that updated parking plans must be submitted to the Planning Office by January 15, 2011 and the Board will begin reviews at the January 20, 2011 meeting.

Zoning workshop – Tom Moore said he has been looking for ways to preserve recreation in the town. There was discussion about Mr. Moore's suggestions and ways that this might be accomplished. No date was set for a workshop as there are no proposed amendments at this time.

Gravel pit review – Stan Prescott reported that he and Bob Cole met with Donna earlier today. He gave an overview of the review that has been conducted thus far, noting recommendations that they are making. Mr. Cole explained the process of the intents to excavate and the reports of excavation. Mr. Prescott said that excavation is addressed in the Land Development Regulations under site development and RSA 155-E dictates gravel regulations so they do not feel that the Board needs to come up with regulations specific to Loudon. There was discussion of bond amounts, the review of the pits, and the role of the Board as regulators.

**Report of the ZBA:**

Donna reported that there is one application for a variance for the height of a proposed scoreboard at NHMS.

**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 9:00 p.m. was made by Stan Prescott; seconded by Steve Ives. All were in favor.

Submitted by,

Donna White  
Administrative Assistant