

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
October 20, 2016

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

**Attendance:**

Chairman Tom Dow, Vice Chairman Stan Prescott, Steve Ives, Tom Moore, Bob Cole, Henry Huntington and George Saunderson.

**Acceptance of Minutes:**

September 14, 2016 Regular Meeting –**Mr. Ives made a motion to approve the minutes as written; seconded by Mr. Cole. All were in favor.**

September 20, 2016 ADU Meeting- **Vice Chairman Stan Prescott made a motion to approve the minutes as written; seconded by Mr. Moore. All were in favor.**

September 20, 2016 CNHRPC Meeting- **Mr. Huntington made a motion to approve the minutes as written; seconded by George Saunderson. All were in favor.**

**Discussions:**

- Beth Kingsley Map 52 L5-1- Mrs. Kingsley is hoping to purchase a piece of land on Bumfagon road from Bumfagon Development LLC that needs to be subdivided. Currently the lot is 239 acres, Mrs. Kingsley is looking to buy 50 acres of that parcel but there is only 69feet of road frontage once subdivided in an zone that requires 400 feet of road frontage. Vice Chairman Prescott read the laws on subdividing and stated that legally they have to have 400 feet of road frontage. Mrs. Kingsley asked if they built a road into the property would this count as road frontage. Mr. Ives stated that the road would have to be built to town specs including being paved. Mrs. Kingsley asked if each side of the road counted as road frontage. Vice Chairman Prescott said yes both sides would count as frontage. Mr. Huntington suggested going to the Zoning Board to discuss getting a variance for a driveway instead of putting in a road. Mr. Saunderson said they could come to the meeting next week to discuss this but it doesn't mean they will allow it.

**New Business:**

- Application 16-10, Best Septic, Site Plan Map 49 L124- Mr. Moore made a motion to accept the application as complete and move forward with a public hearing. Mr. Huntington seconded motion, all were in favor. Paul and Darlene Johnson are looking to purchase property on Shaker Brook Road to run a Septic business from. Present were two abutters Carolyn Dudley and Ashley Near as well as Site developer Jennifer McCourt. Mrs. McCourt presented the site plan to the board for the 60X80 ft building with a 4 bay garage that is 4800 sq feet. Abutter Carolyn Dudley has concerns about traffic and smell. Mr. Johnson explained that the trucks will leave in the morning and come back in the afternoon so traffic will not be continuous during the day. Mr. Ives had a question about storage of the septic waste. Mr. Johnson explained that when they pick up the portable toilets will be emptied before moving the

toilets to this facility. The Septic trucks are emptied at the waste station but they do have storage tanks at this property that they are hoping to use as temporary storage. Mrs. McCourt also wanted to add that the storage tanks that are currently on the property were designed for gasoline which requires a dual lining that is not required for septic. Mrs. Near questioned what you could see from the road. Mrs. McCourt explained that they will be leaving up the tree buffer alongside the road. Mrs. Near had concerns about being able to see the trucks from her property and the concern for her property value. She stated that the chance there could be a spill or cap left open is there and the possibility that it could smell is there. Jeff Green was in the audience and spoke up on the behalf of Best Septic. Mr. Green worked on the trucks for Best Septic years ago and said that the trucks were always kept in great condition and were very clean including the garage where they were kept. Vice Chairman Prescott asked the Johnson's about the road maintenance agreement. Mr. Johnson said they are in the process of getting a road maintenance agreement. Mr. Johnson asked what the process would be to get the town accepted by the road. Mr. Ives said to come to a Selectmen's meeting to discuss that. Mr. Huntington asked what the timeline is on building this. Mr. Johnson said it will be a few years there is no rush to get the project complete. Mr. Cole asked the Johnsons if they would put up a fence that had a weave so things were hidden more. Mr. Johnson said that he would do that. Mr. Ives asked about the 2 storage tanks on property if one was for rain water and one for sewage. Mr. Johnson said that the rain collected would be used for his trucks and the other storage tank would be used only for temporary sewage storage. If the treatment plant is closed and trucks are full they may need to use it. Mr. Johnson hopes not to have to use the sewage storage tank due to the fact that it will then have to be pumped back into the truck to bring to the treatment plant. Mrs. Johnson said they have ran for 27 years without a temporary sewage storage tank but these tanks are already on the property so they are hoping to be able to use them in case they are full. Chairman Dow read the waiver on landscaping; **Vice Chairman Prescott made a motion to accept the waiver under the condition they maintain the buffer of tree line along Shaker road, seconded by Mr. Saunderson.** Chairman Dow read the waiver on lighting; **Vice Chairman Prescott made a motion to accept the waiver; seconded by Mr. Cole; all were in favor.**

**Mr. Cole made a motion to approve the application under these conditions;**

1. Contingent on sale of property
2. Maintain buffer of trees
3. Weave on fence
4. Paved apron on driveway of 10 feet
5. State approval of septic
6. Road maintenance agreement
7. Regular business hours 7am-7pm 5 days per week; excluding emergencies
8. DES storage approval

**Seconded by Mr. Moore, all were in favor.**

- Application 16-11, Hayes/Kosusko, LLA Map 36 L 5&6- Steve Kosusko presented the application to the board as surveyor as well as applicant. Present in the audience were Nancy Josselyn who owns lot 6 with Mr. Kosusko and Kathleen and Scott Hayes owners of lot 5. **Vice Chairman Prescott made a motion to accept the application as complete and move forward to a public hearing; Mr. Cole seconded the motion; all were in favor.** Chairman Dow questioned if the lot was two separate pieces as it was hard to read. Mr. Kosusko stated that it is one continuous piece, the line is .26 feet east of the lot line and is written on the map. Chairman Dow would like to see a blow up of this area to show it clearly. Mr. Moore asked what type of markers Mr. Kosusko will use. Mr. Kosusko stated he will use 5/8 bar with ID cap and they will be set flush to the ground so that the Hayes family can hay the field. Mr. Moore said that should be added to the legend. Chairman Dow also questioned that dashed line on the map that is the previous lot line and would like to see it clearly marked that that is the previous lot line. Vice Chairman Prescott said that it would be good to add that to the legend. Chairman Dow read the first waiver; **Mr. Huntington made a motion to accept the waiver; seconded by Mr. Moore; all**

were in favor. Chairman Dow read the second waiver; **Mr. Cole made a motion to grant the waiver; seconded by Henry Huntington; all were in favor.** Chairman Dow read the third waiver; **Mr. Moore made a motion to accept the waiver; seconded by Mr. Cole;** all in favor. Chairman Dow read the fourth waiver; **Mr. Cole made a motion to accept the waiver; seconded by Mr. Ives.** Mr. Huntington asked Mrs. Bosco to read off the changes needed.

1. Changes will be to blow up the picture of the new line
2. Add in legend that dashed line is removed
3. Add note on 5/8 bar set flush to the ground

**Mr. Saunderson made a motion to approve the application with the changes. Mr. Huntington Seconded Motion, all were in favor.**

### **Report of the ZBA:**

Discussions-

Best Septic - Septic storage

Bill Leombruno-disc golf

Applications-

Racing History Preservation Group- special exception for 1000 gallon propane tank

David Little- Reduced setback

Jason Rule- Special Exception major home Occupation

Steven Kosusko- Special Exception reduced setback

### **Report of the Board of Permit:**

Events at the racetrack need to have intents in 1 week before the board of permit

**Board Discussion:** The Board members discussed the proposed amendment for ADU's. Mr. Saunderson and Mr. Prescott came up with the proposed amendment. Mr. Saunderson thinks it would be a good idea to keep track of ADU's in town. Chairman Dow said that would be something code enforcement could do. Mr. Huntington pointed out that it currently is typed up "the door between the principal dwelling unit and accessory dwelling unit is not required to be unlocked" The law should state that it cannot be locked. Roy Merrill from the zoning board was in the audience and said wouldn't it be best to require a non locking door. Mr. Huntington said to word it "non locking interior door between principal dwelling unit and accessory dwelling unit.

### **Adjournment:**

**Mr. Huntington made a motion to adjourn at 9:03 p.m.; seconded by Mr. Saunderson. All were in favor.**

Submitted by,

Danielle Bosco

Administrative Assistant