

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
OCTOBER 18, 2012

**Meeting called to order at 7:08 p.m. by Vice Chairman Stan Prescott.**

**Attendance:**

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

Bill Gabler represented the Conservation Commission.

**Acceptance of Minutes:**

September 20, 2012 Regular Meeting – **Bob Cole moved to accept the minutes as written; seconded by Steve Jackson. All were in favor.**

**Discussion:**

Bob Mossman – Mr. Mossman stated that he owns property at 783 Route 106 where he has Planning Board approval for the sale of five golf carts and five cars. He said he would like to be able to sell trailers instead of the carts and cars. Stan Prescott explained that this proposal had gone before the recent Board of Permit meeting and it was felt that Mr. Mossman should come back to this board. Mr. Mossman and his associate informed the board that the inventory would include 10' – 24' race, utility, dump, and equipment trailers, some being open, some being enclosed. This would be a year-round business using the same driveway as presented on the previously approved site plan. Jeff Green said it does not seem like anything would change enough to impact the initial plan, noting that it is a different product but in the same area. Mr. Mossman stated that one trailer would be used as an office and would have signage on it. He said they would have a portable toilet onsite. Stan Prescott asked if this would be a change of use where Mr. Mossman is leasing the property to someone else to sell trailers. After discussion, it was agreed that the limit was set with the original approval. The approval was for ten spaces for display and one for parking. It was the consensus of the Board that the April 19, 2012 approval would cover this proposal.

**New Business:**

#12-15, Fillmore Industries, Inc. & Environmental Soil Management, Inc. – Lot Line Adjustment in the CI District, Map 50, Lots 1 & 1-1 There were no abutters present. Applicants Greg Fillmore and Marc Aubrey were present. Jeff Green stepped down from the Board to present the application. **Dustin Bowles moved to accept the application as complete and move to public hearing; seconded by Bob Ordway. All were in favor.**

Mr. Green explained that the location of these lots is at the end of International Drive. He pointed out the location of the ESMI plant and these lots. The ESMI owned lot, Lot 1-1, will go from 5.004 acres to 11.532 acres with the lot line adjustment. Mr.

Green noted that the road and cul-de-sac on that parcel will disappear. Bob Ordway asked if this area is used for excavation. Mr. Green said that it is currently a grass field. Mr. Fillmore stated that the area was reclaimed about ten years ago.

Stan Prescott said there should be a note about the road being private. He asked where the existing gravel road that is shown goes. Mr. Green stated that it goes down into a cleared area. Mr. Prescott asked that Mr. Green note that as private as well. Mr. Aubrey was asked if ESMI uses the lot for stockpiling. He said they do and they want to be able to extend out and raise the grade. Mr. Green showed the entrance location on Lot 1-1. Bob Ordway asked about the location of the concrete casting company. Mr. Green showed the location on the plan. Steve Jackson asked about Shoreland Protection. Mr. Green said that Lot 1 would still be usable. He explained the limits of the Shoreland Protection Act.

**Bob Ordway moved to approve the application; seconded by Steve Jackson.** Stan Prescott reminded Mr. Green to note the private roads in all locations and to identify the lines to be abandoned. **All were in favor.**

**Board Discussion:**

Master Plan update – The group discussed the survey and when those results might be available.

Engineering fees – Donna was asked to check with the Board about releasing fees being held for several older development projects. The group reviewed a spreadsheet of projects and balances, identifying those to be refunded. This information will go back to the Selectmen’s office.

Capital Improvement Program – Stan Prescott informed the Board that the sub-committee has met and completed their portion of the update of the CIP. Once Donna has additional information from the school district, she will complete the revisions and get draft copies to Board members for review prior to a public hearing.

**Report of the ZBA:**

There is a variance application for a woman under the age of 55 who is interested in living at the Villages and a special exception application for a reduced side setback on this month’s agenda.

**Report of the Board of Permit:**

Stan Prescott reported that there was one Hawker & Peddler permit for the food pantry raffle, a letter of complaint about early morning music at the track during the recent renegade event, and Mr. Mossman’s request to sell trailers on the agenda.

**Adjournment:**

Henry Huntington made a motion to adjourn at 8:02 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White  
Administrative Assistant