

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
SEPTEMBER 17, 2015

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

Attendance:

George Saunderson, Tom Moore, Tom Dow, Stan Prescott, Bob Cole, Ex-Officio Steve Ives, and Alternates Alice Tuson and Bob Ordway. Bob Ordway was appointed to be a voting member in the absence of Henry Huntington. Deputy Chief Bill Lake represented the Fire Department.

Acceptance of Minutes:

August 20, 2015 Regular Meeting – **Bob Cole made a motion to accept the minutes as written; seconded by George Saunderson. All were in favor.**

Discussion:

Dean Williams, CNHRPC – Mr. Williams came in to advise the Board of recent updates to the DOT ten-year plan. He noted that Bob Cole and Stan Prescott are members of the Transportation Advisory Committee and have attended several meetings. He said \$8 million to \$10 million is proposed for Loudon over the next six years. Mr. Williams stated that the Route 106 and S. Village Road project that was submitted has been pushed to the back of the plan for 2025. He said the Route 106 widening for 3.6 miles from Soucook Lane to Ames Road in Canterbury got bumped up since development has been seen along Route 106. Phase I is in the plan for 2017-2019. Mr. Williams said this is a big project for Loudon and he could have Keith Cota from DOT come in to speak with the board or the Board of Selectmen. He said there will be a public hearing in Concord on September 24th at 5:30 p.m. at DOT, 7 Hazen Drive, Room 114. Mr. Williams suggested that members might want to attend hearings in other areas as well if they want to support Loudon's projects so they don't get bumped. Stan Prescott said he had hoped that the Village Road intersection project would have been considered as a safety improvement.

New Business:

Application #15-07, Northern Design Precast – Minor Site Development, Map 50, Lot 23, CI District. Web Stout represented the applicant. No abutters were present.

Mr. Stout explained the location of the property and reviewed the last revision that came before the Board. He said this application is for a 13' 10" x 28' addition to the storage hopper. Mr. Stout explained that the company makes its own concrete and they have found they need more storage for the materials used. He said building coverage will go from 10.5% to 10.64%. **Stan Prescott moved to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor.** Mr. Stout stated that they have submitted six waiver requests due to the size of the addition. Chairman Dow asked if there were any questions from the public; hearing none, he closed the hearing to the public and opened it to the Board only. The waiver requests for items 9, 24, 25, 26, 27, and 28 on the checklist were read. **Tom Moore made a motion to grant all six waivers; seconded by Stan Prescott. All were in favor.**

Stan Prescott noted that it looks like they put storage bins in the setback. He said there were some there already but he does not feel they should put more there. Mr. Stout explained that there had been some concrete block bins in that location but those were moved and used for a retaining wall. He said these three concrete block aggregate bins were moved from the area of the proposed addition but could be moved out of the setback if preferable. **Bob Cole made a motion to approve the application with the condition that the bins be moved forward out of the setback; seconded by George Saunderson. All were in favor.**

Application #15-08, Harold MacLauchlan and Judith Boska/Bob Hibbard – Lot Line Adjustment, Map 44, Lot 2 and Map 54, Lot 3, AFP District. Web Stout represented the applicants. Applicant Judith Boska and abutter Russell Georgio were present.

Mr. Stout explained the location of the parcels on Kenney Road. He stated that a survey was done by Morris Foote years back, and he has recently done one for Harry. Mr. Stout said there is a question on some lines; the applicants have agreed on the new line being shown on this plan. The Boska/Hibbard parcel would go from 144 acres to 130 acres, and the MacLauchlan parcel would go from 52 acres to 67 acres. Mr. Stout said he has asked for waivers on the scale of the plan and topo/watercourses due the large parcels involved. The waiver requests were read. He pointed out where the Class V and Class VI sections of the road meet.

Bob Cole moved to accept the application as complete and move to public hearing; seconded by Tom Moore. All were in favor. Russell Georgio reviewed the plan. Hearing no questions from the abutter or public, the chairman closed the hearing to the public and opened it to the Board only. **Stan Prescott made a motion to approve the application as presented, including waivers for items 4 and 7 on the checklist; seconded by George Saunderson. All were in favor.**

Application #15-09, NH Motor Speedway – Minor Subdivision, Map 51, Lot 19, C/I District. Dan Mullen of Richard Bartlett & Associates represented the applicant. There were no abutters present.

Mr. Mullen explained that the proposed new lot is just north of the Big Apple on Route 106. It would be 2.57 acres with 320' of frontage, currently part of an existing parking lot of NHMS. State subdivision approval was received today; a copy of the approval was submitted for the file. **Tom Moore moved to accept the application as complete and move to public hearing; seconded by Bob Cole. All were in favor.**

The chairman read a letter from NH DOT as an abutter. Mr. Dow asked about the driveway permit for the new lot. Mr. Mullen said the driveway permit will be addressed as part of the site plan review. Chairman Dow read the following waivers:

Section 12.4.4 - Stan Prescott moved to grant the waiver; seconded by Bob Cole. All were in favor.

Section 12.4.7 – Bob Cole moved to grant the waiver; seconded by George Saunderson. All were in favor.

Section 12.4.9 – Bob Cole moved to grant the waiver; seconded by Stan Prescott. All were in favor.

Section 12.4.10 – Tom Moore moved to grant the waiver; seconded by Bob Cole. All were in favor.

Hearing no further questions, the chairman closed the hearing to the public and opened it to the Board only. **Bob Cole made a motion to approve the application as presented; seconded by George Saunderson. All were in favor.**

Application #15-10, North East Motor Sport Museum – Major Site Development, Map 51, Lot 19 (to be 19-1 as a result of approval of Application #15-09), C/I District. Naomi Praul of Nobis Engineering represented the applicant. Dick Berggren, president of Racing History Preservation Group, parent company of NEMSM, was present. There were no abutters present.

Mr. Berggren gave a brief presentation about the museum. He said a first class facility is planned, and the buildings and grounds will be a significant upgrade to neighboring properties. Mr. Berggren explained that the museum is entirely financed by people who care about the sport and project.

Ms. Praul explained that this would be a 9,500 sf building on the newly approved lot. She said the ZBA granted a variance for the use and a special exception for the driveway in the side setback. The total area will be 31,900 sf, 28.5% impervious, 8.7% of that being the building. There will be thirty-two parking spaces, including two ADA spaces. The driveway will be at the existing access. Ms. Praul said they have spoken with DOT and filed an amendment to the driveway permit.

Bob Cole made a motion to accept the application as complete and move to public hearing; seconded by Stan Prescott. All were in favor.

Ms. Praul explained that there will be radiant floor heat fueled by propane. Water service will come from an existing well at the Big Apple. There will be a new septic system. There will be lighting of the

driveway and parking lot, as well as four building-mounted lights. Ms. Praul said they are required to file for an Alteration of Terrain permit because of the size of the entire larger lot; they will file next week. She spoke about the storm water drainage system with catch basins and an infiltration area. There will be a stone drip edge along the building that will catch runoff from the roof. Steve Ives asked if there will be a written agreement with the Big Apple regarding the well. Dick Berggren explained that the well is owned by the speedway. Mr. Ives said he would want to see that in writing. Chairman Dow read a letter from NH DOT as an abutter. He then asked the size of the underground propane tanks. Ms. Praul said that has not yet been determined. She showed pictures of the building design. Mr. Berggren stated that it will be wood construction and have metal roofing and siding. He explained that the base of the outer walls will be block, the siding will be white, and the roof will be blue. He said they had to have approval of the building from the race track to be sure it fits in with other buildings on their property.

Bob Cole asked about a landscape plan. Mr. Berggren said they will have seasonal flowers; they want to keep it simple, less cumbersome. Stan Prescott asked if there would be any trees. Mr. Berggren said he did not think so at this point. Ms. Praul explained that there is an existing tree buffer along the frontage with a break for the driveway to get in. Mr. Berggren said they will have to bring in material to have grass and plants grow because the lot is all sand right now.

Tom Dow asked if the driveway in the setback was planned to allow for future expansion. Mr. Berggren said that was correct. Mr. Dow asked if the fire department has reviewed the plans. Mr. Lake said they have. He said a building of 10,000 sf or more would require a sprinkler system but this falls under that. He said the department is all set with the plans. Bob Cole asked if there is any detail sheet on landscaping. He noted that the Board has wanted to see a little more than ideas on the last couple of site plan applications they have reviewed. Mr. Berggren stated that what they have will be dramatically better than the existing gravel area. He said they can draw in areas for flower beds if preferred.

Steve Ives asked if there would be fuel in the vehicles that will be in the building. Mr. Berggren said there will not; the cars will be pushed in and out. Alice Tuson asked about hours of operation. Mr. Berggren said those will be determined by the public's demand. He said they would be open sporadically during the winter, mostly weekends. He said as a non-profit start up they have to be respectful of funds available and be able to collect admissions at opportune times. Mrs. Tuson asked if they plan to host schools. Mr. Berggren said that is part of their plan. He said they would love to expose kids to racing; education is a large part of their plan. George Saunderson asked about the hours. Mr. Berggren said 10 a.m. to 5 p.m. would be typical for this type of museum. He said it may be more during the Gift of Lights and race weekends.

Tom Dow asked about signage. Mr. Berggren said they are not sure at this time. He said it will be consistent with town regulations and appropriate to the museum. Bob Ordway asked how many vehicles will be in the museum. Mr. Berggren said he is not sure. He said they will not have enough to fill the building; there will be a function area in the central area of the museum. Tom Moore asked if school buses would be able to turn around in the parking lot as shown. Mr. Berggren said there will be plenty of room for buses. Tom Moore asked about fencing. Mr. Berggren said there will be barriers of some sort to prevent museum-goers from driving through to the track lot. He said John Zudell told them there are a lot of rocks available for such use. There was a question about the type of outdoor lighting; Ms. Praul showed the lighting designs.

Dick Berggren said they want to get the foundation done before frost sets in. He informed the Board that there is a groundbreaking ceremony planned for September 25th at 2:00 p.m. and all are welcome to attend. He asked to clarify that the group does not intend to operate the museum at night but would want to be able to do hospitality functions and meetings. Steve Ives asked if there would be a kitchen. Mr. Berggren said caterers would bring food and supplies in and out for any functions held there. He said there will be a small 'warming' kitchen in the building. Bob Cole said he feels this project is pretty exciting and will fit the area nicely.

Bob Cole made a motion to approve the application with the condition that a written well agreement be submitted for the file. Stan Prescott said Mr. Berggren has promised to make the area attractive with regard to landscaping. He said when they come back for an expansion he wants them to be sure they have done what they said. **Tom Moore seconded the motion. All were in favor.**

Application #15-11, Cooper Farm Trust and Travis Woods/Kimberly Bleier – Lot Line Adjustment, Map 20, Lot 99, Map 11, Lots 54 & 55, RR District. Tim Bernier of T F Bernier represented the applicants. Abutters Michelle & Harley Parker and George & Karen Klucky were present.

Mr. Bernier explained that the proposal will take 27.666 acres from Lot 99 to be added to Lot 55. He said Lot 55 has a lot of wet area; this adjustment would make the lot more buildable. The plan also annexes .524 acres from Lot 99 to Lot 54 and .089 acres from Lot 55 to Lot 54. Lot 54 would gain 17' of frontage as well. This would bring Lot 54 to 3.2 acres, meeting the requirements for a two-family residential lot. Lot 55 would be 32.56 acres and Lot 99 would be 49 acres after the adjustment.

Mr. Bernier informed the Board that while doing this survey he discovered that a boundary line adjustment was done in the past but deeds were never transferred. He pointed out the area in question at the bottom of the plan (M20, L99) where he is showing the original line and the line by agreement. He said Map 11, Lot 26 has since been sold; he is trying to clean up the deed chain.

Stan Prescott moved to accept the application as complete and move to public hearing; seconded by George Saunderson. All were in favor. There were no questions from abutters or members of the public. The chairman closed the hearing to the public and opened it to the Board only. Tim Bernier submitted a waiver request for the plan scale. Chairman Dow read the waiver request. **Stan Prescott moved to grant the waiver; seconded by George Saunderson. All were in favor.** Mr. Prescott asked Mr. Bernier if he is going to try to fix the boundary line adjustment before recording this plan. Mr. Bernier said he put all of the information on as found on the previous plan; the geometry was not on the lot line adjustment to draft a deed for the triangle. He said his thought is to get this plan recorded, then draft deeds based on the geometry of this plan and refer to the former plan recording number. **Bob Cole made a motion to approve the application as presented; seconded by George Saunderson. All were in favor.**

Board Discussion:

1. CNHRPC – review of land use chapter and draft housing chapter; have Joanne and Katie meet with the Board on October 1st at 4:00 p.m.
2. Excavation regulations – Tom Dow said a few Board members got together to review the draft regulations created by Carol Ogilvie. He said the group wants to add some policy to the draft and have the Board of Selectmen review the document. Stan spoke about the recommendations that he and Bob Cole sent to the Selectmen when doing a review of excavation files in 2010. There was discussion about the regulations being part of the Master Plan or a separate document, and the need for a public hearing to adopt the regulations as a town ordinance. It was agreed to have Carol meet with the Board at 6:00 p.m. on October 15th prior to the regular monthly meeting.
3. Zoning amendments – The Board was reminded that it is time to start scheduling zoning workshops. Meeting halls in the Village District and farm wedding venues were mentioned. Donna was asked to research other towns that might have similar wedding venues and how they handle them.
4. This will be Bob Ordway's last meeting; he will be moving to AZ. The Board thanked him for his many years of service and invaluable knowledge of Loudon.

Report of the ZBA:

ABJEH, LLC has an application for a 30,000 gallon CO2 tank on this month's agenda, continued from last month.

Report of the Board of Permit:

Stan Prescott reported that there was no meeting this month.

Adjournment:

Tom Moore made a motion to adjourn at 9:14 p.m.; seconded by Bob Ordway. All were in favor.

Submitted by,
Donna White
Administrative Assistant