

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
SEPTEMBER 19, 2013

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

Attendance:

Chairman Tom Dow, Tom Moore, Bob Cole, Ex-Officio Dustin Bowles, and alternate Bob Ordway

Bob Butler represented the Conservation Commission.

Bob Ordway was appointed as a voting member in the absence of other members.

Acceptance of Minutes:

August 15, 2013 Regular Meeting – **Tom Moore moved to accept the minutes as presented; seconded by Dustin Bowles. All were in favor.**

Discussion:

Steve Chabot of Keach-Nordstrom spoke to the Board about the gas main extension project discussed earlier this year. He said the plan was to cross the Soucook River but they have been unable to cross under the river at ten different paths. That plan will be abandoned for now but Continental wants to explore another method. Mr. Chabot said an alternative plan is to cross under Route 106, go down Staniels Road, crossing the river at the bridge, to the old Bailey Road by Landry field, and cross country down the side of the Continental property where it would connect at the point the original route was to cross the river. He said this would run about 8700' rather than the original 4600'. Bob Cole noted that the majority of the distance is on Continental's property. Mr. Chabot said it is largely on their property. Bob Ordway asked how far under the river they have gone. Mr. Chabot said the boring contractor was hitting ledge at 15' and boulders at 10' and 14'. He explained that they have a permit for a 100' wide area and have been working in that area. He said the pipeline would be suspended from the bridge on Staniels to cross the river, and the line would be buried along the rest of the route 36" from the top of the pipe to finish grade. Mr. Chabot and Chairman Dow have talked with Road Agent Dave Rice about this plan. The Board thanked Mr. Chabot for the information and agreed this looks like a good alternative.

New Business:

Application #13-13, Paul & Mary Nichols – Lot Line Adjustment on Loudon Ridge Road in the AFP District, Map 65, Lot 6 & Map 66, Lot 8. Web Stout of FWS Land Surveying represented the applicants. The applicants and abutter Deirdre Ryan were present.

Mr. Stout explained the location of the properties and the plan to adjust the lot line between the two pieces. Lot 8 would have six acres and the existing house and Lot 6 would have 16.8 acres after the adjustment. Mr. Stout explained that the applicants were granted a special exception for reduced side setback at 5' for the driveway on the existing house lot. He said the

actual distance ends up being 12' from the line. Mr. Stout pointed out that Lot 6 is currently a non-conforming lot because of the frontage being less than required by today's standards for the AFP District. He noted that they will be adding 27' to the current frontage, for a total of 347', therefore making it less non-conforming. There were no questions from the abutter.

Bob Cole moved to accept the application as complete and move to public hearing; seconded by Tom Moore. All were in favor. Tom Moore asked if there are any pins set at the back. Mr. Stout stated that there are pipes at the corners of the wall. He explained that he did not go around the whole back as it had already been surveyed, and he did the survey tied to monumentation and there are pipes at the corners.

Chairman Dow read a request for waiver of Section 14.4.7. **Bob Ordway made a motion to grant the request for waiver; seconded by Tom Moore. All were in favor.** Chairman Dow closed the hearing to the public and opened it to the Board only. He said this looks like a simple lot line adjustment, pretty standard. **Bob Ordway moved to approve the lot line adjustment; seconded by Bob Cole. All were in favor.**

Application #13-14, Ernest & Lisa Mills – Lot Line Adjustment/Minor Subdivision on Old Shaker Road in the RR District, Map 47, Lots 12 & 20. Web Stout of FWS Land Surveying represented the applicants. Lisa Mills was present; there were no abutters present.

Mr. Stout explained that these are two existing lots on Old Shaker Road, Lot 20 with approximately 17.4 acres and Lot 12 with 20.7 acres. Lot 20 is landlocked. He said the proposal is to eliminate a lot line, giving Lot 20 frontage on Old Shaker Road. Mr. Stout informed the Board that the ZBA approved special exceptions in 2008 for the driveways to pass through wetland buffers. He said one lot will need a wetland crossing. Mr. Stout explained that he spoke with the engineer earlier today and should have the information tomorrow, ready to be submitted. State subdivision approval is needed for proposed Lot 12-1 because it is less than five acres. Mr. Stout said DES wants the wetlands permit first; he will talk with them about this. He pointed out that the wetlands have been delineated, topo, soils test pits, slopes, and wells, etc have all been done and/or are shown. Mr. Stout asked Mr. Butler when the Conservation Commission would next meet. Mr. Butler said it would be October 7th. Mr. Stout will contact Julie Robinson about meeting with them.

Mr. Stout stated that there will be no Lot 12 left. He said he based the proposed lot numbers on the ZBA approval for proposed Lot 12-2. Donna will talk with the town's assessor about numbers for the two lots. **Bob Cole moved to accept the application as complete and move to public hearing; seconded by Dustin Bowles. All were in favor.** Mr. Stout went through the area synopsis. He will make a correction to the contiguous area for Lot 20.

Chairman Dow said the Board would want to do a site walk with the Conservation Commission. It was agreed to do a site walk on October 10, 2013 at 4:00 p.m. Mr. Butler will convey this information to the Commission. Donna will forward the ZBA approvals for this property to the Conservation Commission. The Board reviewed the plan; there was general discussion. **Dustin Bowles made a motion to continue to the site walk on October 10, 2013 at 4:00 p.m. and then to the next meeting on October 17, 2013 at 7:00 p.m.; seconded by Bob Cole. All were in favor.** There will be no further notification.

Application #13-15, Debra Rattee – Minor Subdivision on School Street in the RR District, Map 38, Lot 27. Chairman Dow read a letter for continuance from Jeff Green, the applicant's representative. **Tom Moore made a motion to continue the application to October 17, 2013,**

7:00 p.m. at the Community Building; seconded by Bob Ordway. All were in favor. There will be no further notification.

Application #13-16, Inisfree Investments – Major Subdivision on Chichester Road in the RR District, Map 11, Lot 12. Chairman Dow read a letter for continuance from Jeff Green, the applicant’s representative. **Tom Moore made a motion to continue the application to October 17, 2013, 7:00 p.m. at the Community Building; seconded by Bob Cole. All were in favor.** There will be no further notification.

Board Discussion:

MP Transportation sub-committee report – Tom Moore reported that the final draft of the chapter was emailed to Board members. He reviewed the impact fee spreadsheet that Donna updated to Excel. Tom said that Ruairi O’Mahony could set up a meeting with Steve Henniger to discuss impact fees; he said he is not sure it is necessary and that the group can decide if the fee structure is still in line. Donna has talked with Dave Rice about current road constructions costs; Dave will get back to her with some numbers. Those will be plugged into the Excel formulas and then distributed for review. Bob Cole said he could show the current numbers to Steve Henniger for his thoughts. It was agreed to keep it simple and update as needed.

Location of water supply – An inquiry was recently received from the fire department with regard to the location of water supply on subdivision plans. It was agreed that the surveyor/engineer should note the location on the plans and the fire department should confirm what is on the plan. Donna will add the item to the subdivision checklist.

Waiver request form – Donna asked if the Board would like to use an itemized form for waiver requests for uniformity. Board members felt the individual letters requesting waivers is sufficient. It was agreed that members would like to have an itemized checklist on-hand when reviewing plans.

PVG/NEFF appeal – Donna informed the Board that an appeal has been filed on the Board’s decision for New England Flower Farms site plan. All requested information has been delivered to the town attorney’s office.

GACIT hearing – Donna will get the hearing information out to Board members.

Report of the ZBA:

There are two applications for special exceptions/reduced setbacks on the agenda for this month.

Report of the Board of Permit:

There was no meeting this month.

Adjournment:

Tom Moore made a motion to adjourn at 8:10 p.m.; seconded by Bob Ordway. All were in favor.

Submitted by,

Donna White
Administrative Assistant