

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
SEPTEMBER 18, 2014

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

**Attendance:**

Chairman Tom Dow, Tom Moore, George Saunderson, Vice Chairman Stan Prescott, Bob Cole, Ex-Officio Dustin Bowles and Alternate Bob Ordway

Bob Ordway was appointed as a voting member in the absence of Henry Huntington.

**Acceptance of Minutes:**

August 21, 2014 Regular Meeting – **Bob Cole made a motion to approve the minutes as written; seconded by Stan Prescott. All were in favor.**

September 10, 2014 Site Walk – Mossman – **Bob Cole made a motion to approve the minutes as written; seconded by George Saunderson. All were in favor.**

**Discussion:**

Harry MacLauchlan/Harry-O – Mr. MacLauchlan explained that he wants to put up a post and beam building in the back of the Harry-O building and get rid of two storage containers. The building would be 18' x 36' on a slab. There would be a 12' x 12' door on the front, power to it, and it would meet all setbacks.

*Henry Huntington arrived at this point in the meeting. Bob Ordway returned to the position of an Alternate.*

Chairman Dow asked the Board if a site plan review would be necessary, noting that it is basically a shed and not accessible by anyone but employees. He explained that Bob Fiske called him to ask the question. Stan Prescott asked if the building would have electricity. Mr. MacLauchlan said it would. He explained that the containers onsite are leaking so he would like to put up a post and beam with a metal roof. There would be no water to the building. Tom Moore asked if it would be underground or overhead power. Mr. MacLauchlan said it would be underground. Mr. Moore asked if there would be lighting on the building. Mr. MacLauchlan said there would be a light at the front and a couple inside. Mr. Moore asked if there would be any signs on the building. Mr. MacLauchlan said no as it is all part of Harry-O. Tom Dow asked for the size of the existing building. Mr. MacLauchlan said it is 50' x 75'. The Board reviewed the Land Development Regulations and agreed that a site development application would have to be done per Section 7.2.1 D. Dustin Bowles mentioned that Section 7.2.1 G might also apply. There was brief discussion about what would be required for the application process.

Bollinger condominiums – Jeff Green said he has been working with the Bollingers on clarifying some problems with the numbering of building units and deed references. He explained that the approved site plan had the units numbered one way, and the condo plan had the units numbered in the opposite direction. This created problems with owners actually owning units different from the unit they are in. Mr. Green said they had considered doing a new site plan but after further discussion today it appears that the matter has been resolved. He said corrective deeds will be done instead of submitting a revised plan.

**Old Business:**

Application #14-07, Karen P Mossman Revocable Trust – Minor Subdivision, Map 51, Lot 24. There were no abutters present. The applicants were represented by Jeff Green.

Mr. Green submitted small plans to the Board for their review, noting that the only change from the initial plan is Note #13 about the use of the property. He gave an overview of the application being a two lot subdivision, one with an existing house and one with an existing business. He said the plan meets all frontage and buildable area requirements. Mr. Green said the addition of Note #13 is to clarify that any change of use would have to go through the appropriate board and review. Henry Huntington asked what the use was determined to be. Mr. Green said it was approved as an office, garage, and storage for Interstate Concrete. Tom Moore said it would be good to have what was approved for Interstate Concrete on file. Mr. Green read from the Articles of Incorporation for the company. Tom Dow said he would like to have that on file so everyone is clear on the use. Mr. Green will submit a copy of the paperwork with the final plan.

**Bob Cole made a motion to approve the application with the submission of the corporation's info on file; seconded by Stan Prescott for discussion purposes.** Mr. Prescott said he feels they could probably enhance Note #13 a bit, maybe by naming the boards that might be involved. He said the incorporation is for concrete-related construction so that is what should be written and that it could be the Planning Board and/or the Zoning Board if it is changed to something different. Mr. Prescott said he thinks the Board should look at the use and be sure that is what is listed. Tom Dow said this is a business at a residential lot and the Board needs to ensure there is no future confusion or problem. He said a change would require hearings. Mr. Prescott said he is not sure they have a clear handle on the current use. He said they have to be extremely careful, maybe have it looked at and get an opinion. Mr. Green said the current owner has a business and he wants to be sure the Board is not limiting the current owner. Tom Dow clarified that anything other than what has gone on there would be a change of use and the note would be so any future owner will know. Mr. Green suggested specifying Interstate Concrete rather than leave it broad like *concrete business*. Mr. Dow said it is a concrete construction company. There is was discussion on the revision of Note #13.

**Bob Cole retracted his motion; Stan Prescott retracted his second.**

**Bob Cole made a motion to approve the application with changes made to Note #13 to read “any change from the current use (concrete construction) will result in an application to the Zoning and/or Planning Board for the proposed use”; seconded by Stan Prescott. All were in favor.**

#### **Board Discussion:**

Verizon/NHMS application to the ZBA – Chairman Dow reviewed the ZBA application that was sent to the Board for review and comment. He explained that Verizon Wireless wants to construct a 4,000 sf building adjacent to the cell tower at NHMS. The building might infringe on the wetlands buffer. He asked if the Board had any comments to submit to the Zoning Board. George Saunderson said he would guess that there will be a site walk done by the ZBA and the Planning Board could be invited, along with the Conservation Commission. Henry Huntington stated that the applicant will have to do a site plan as well.

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

There is an application for special exception for Verizon Wireless at NHMS.

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

Stan Prescott reported that there was no meeting this month.

#### **Adjournment:**

Dustin Bowles made a motion to adjourn at 7:45 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White  
Administrative Assistant