

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
SEPTEMBER 20, 2012

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

**Attendance:**

Steve Jackson, Chairman Tom Dow, 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 Henry Huntington and Jeff Green was appointed as a voting member in the absence of Tom Moore.

Dan Geiger represented the Conservation Commission.

**Acceptance of Minutes:**

August 16, 2012 Regular Meeting – **Bob Ordway moved to accept the minutes as written and be put on file; seconded by Bob Cole. All were in favor.**

**New Business:**

#12-14, Sarah Lewis Dalrymple – Lot Line Adjustment in the RR District, Map 46, Lots 1 & 2. There were no abutters present. Scott Crathern of Village House Real Estate represented the applicant. **Stan Prescott made a motion to accept the application as complete and move to public hearing; seconded by Jeff Green. All were in favor.**

Mr. Crathern explained the layout of the two lots. He pointed out that the parking area for Lot 1 is mostly on Lot 2 which has worked fine since the properties have been in common ownership over the years. The purpose of the lot line adjustment is to put the parking area with Lot 1 for better clarity in the event of the sale of one of the lots. Mr. Crathern showed the location of the wells and the area where a new septic system will be installed on Lot 1. He said they meet the 75' well radius as required. Jeff Green said they will probably need a well release because the new line will be closer to the well on Lot 2. There was brief discussion about what a well release entails and where the form can be found. Mr. Green noted that the lot line adjustment would make a non-conforming lot more non-conforming; he wondered if it would require ZBA approval. After brief discussion, Board members felt this would be improving the situation and no further approval would be necessary. Stan Prescott stated that the well and septic system locations should be shown on the plan. It was noted that there is no signature block on the plan. This will need to be on the final plans. It was also noted that there is a note about rebar pin to be set; this should be changed as Mr. Crathern said the pin is already in place. Donna informed the Board that the City of Concord Planning office was contacted for comment due to the fact that the town line abuts Lot 1. A copy of the plan was also sent to Concord. No response was received from two emails. She explained that a similar lot line adjustment involving the Chichester town line was rejected by the registry until the surveyor added a statement about the plan not being a subdivision. After brief discussion, the Board agreed that it is up to Brown Engineering to contact the City of

Concord on this lot line adjustment. **Stan Prescott made a motion to approve the application with the stipulations of the well and septic system locations being shown on the plan, a signature block added to the plan, note about rebar pin being set, and the City of Concord being contacted by Brown Engineering; seconded by Bob Cole. All were in favor.**

**Board Discussion:**

Master Plan update – Mike Tardiff of CNHRPC was present to review the draft survey for the MP update. The survey will appear in the October issue of The Loudon Ledger so Mike wanted to review some of the questions before submitting the final version. The Board reviewed the survey, made a few changes, and eliminated a question that seemed redundant. Dan Geiger said he had a concern about the wording of the Land Use Change Tax question, saying that it does not address sufficiency. After brief discussion it was agreed to change the wording in order to see if residents support increasing the percentage of LUCT that goes to conservation.

Ruairi O’Mahony of CNHRPC was present to talk with the Board about the Transportation chapter of the MP. Ruairi went over an outline that he put together for updating the chapter. It was noted that CNHRPC has funding through DOT to assist with this update. Ruairi spoke about the multiple resources that are available for information gathering. Mike Tardiff said it is always good to build a case and have data available in the event of applying for grants, placing a project on the CIP, or asking for capital reserve funds to be allocated. Ruairi will work with the Board once the results of the survey are compiled.

Zoning workshop – The first workshop was scheduled for Thursday, October 18<sup>th</sup> at 6:00 p.m., prior to the regular PB monthly meeting. Items mentioned for discussion were bed and breakfasts being allowed in the AFP District, accessory dwelling units, and revising Section 601.1. Donna will notify the ZBA of the date of the workshop.

Public hearing – Dustin Bowles reminded everyone of the public hearing on the purchase of the Legion property which is scheduled for Wednesday, October 3<sup>rd</sup> at 6:00 pm.

**Report of the ZBA:**

There is a variance application for a sign on this month’s agenda.

**Report of the Board of Permit:**

There was no Board of Permit this month.

**Adjournment:**

Dustin Bowles made a motion to adjourn at 8:38 p.m.; seconded by Bob Cole. All were in favor.

Submitted by,

Donna White  
Administrative Assistant