

# The Loudon Ledger

PUBLISHED BY THE LOUDON COMMUNICATIONS COUNCIL



## August 2006 Volume 8, Issue 8

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### Mission Statement...

*To provide a comprehensive source of information and education about business, government, and community organizations within Loudon in order to facilitate and encourage informed citizen participation.*

## Road Closure Update

By Debbie Kardaseski

The recent hot sunny days make it easy to forget the floods of May. However, the folks who live on Cross Brook Road or Chichester Road haven't forgotten the heavy rains that washed out two bridges and have made direct travel to anywhere difficult.

Both bridges were washed out by a heavy surge of water originating with a breached dam further up Bee Hole Brook. The residents of Cross Brook Road's east end were completely cut off. Chichester Road residents were able to get around their neighborhood by taking alternate — albeit longer — routes.

Access to Cross Brook Rd. was regained after the town hurriedly performed minimal upgrades on Wiggins Road, an old Class VI road running out to the far end of Cross Brook. Gravel was hauled in and culverts placed to make the road passable. These "minor" upgrades cost approximately \$60,000.

When all is said and done, damage to these two bridges alone totaled around \$1 million! This figure does not include the road work that needed to be done on School Street, Beck Road, Bear Hill Road, Currier Road, and many, many other roads in town.

The Town's budget is (obviously) not set up to absorb emergency expenses of this magnitude. There is FEMA (Federal Emergency Management Assistance) money available as well as State of NH funds. This money all takes time — and mountains of paperwork — to get. In the meantime, taxpayers are getting cranky and wondering when *their* road is getting fixed!

Hopefully this article will answer some of your questions so you won't need to call the Highway Garage or Town Office for daily updates. The wheels of government move slowly, especially when Federal money is involved.

In order to begin repairs immediately, money originally earmarked for the repair and repaving of Clough Pond and Old Shaker Roads has been funneled into making the initial repairs. This money will be replaced once Federal funds arrive. In the meantime, Clough Pond and Old Shaker Road projects are on hold until an unknown future date.

All town departments were asked to trim their expenses as much as possible and, for the most part, departments have complied. Cutting back expenditures is an essential component to legally being able to use money for

storm-damaged roads that was originally allocated for other items or projects. The town cannot continue to "spend as usual": If it does, the Feds and the State won't consider Loudon to truly be in "emergency mode."

### Status of Specific Projects

**Chichester Road Bridge.** The Town's engineering firm has completed the geological study for this site and the project will be going out to bid during the week of July 24.

*Roads — cont. on page 4*



**Progress is being made at the Loudon Elementary School. This photo was taken July 18. As you can see the walls for the full-size gym are going up and a great deal of site work has been done.**

## Senior Housing Project To Begin Moving Forward

By Thomas F. McCue

The Loudon Senior Housing Advisory Committee met with Julia Wilcock, Chief of New Business Development for Volunteers of America Northern New England Inc. on July 20, 2006. The purpose of the meeting was to show the Committee what the Loudon Senior Housing Facility will look like; and to give an update on the process that Volunteers of America are going through.

The mission for this affordable senior housing project is to ensure that seniors do not have to choose between adequate housing, food or medicine. Nearly 40 local seniors have expressed interest in living at this facility once it opens. Residents need to be at least 62 years of age and meet certain income and asset limits.

The two-story facility will have 32 senior apartments, each consisting of approximately 540 square feet. Two of these homes will be designed for handicapped persons. The entire facility will meet the Americans With Disabilities Act (ADA) standards. There will be a two-bedroom apartment for a residential staff person.

Julia showed building elevation drawings and floor plans prepared by Harriman Associates; as well as site development plans by Bedford Design Engineering. Four New Hampshire contractors and two Maine contractors bid for the project. J.H. Spain Builders of Concord, New Hampshire was the successful bidder.

The United States Department of Housing and Urban Development (HUD) approved funding for the Loudon Senior Housing Facility in October 2004. According to HUD guidelines, construction should begin within 18 months. Julia reported that an extension has been granted for this project.

Due diligence research is done, engineering and site plans are completed and local land use and site development approvals are in place. One local resident is appealing land use approvals to the Loudon Zoning Board of Adjustment.

Closing for purchase of the site is anticipated for August and construction should begin in September of this year. Construction is expected to take 10 months to complete. An open house to show off the new facility is planned for spring 2007. ■

## Town of Loudon Office Hours

### Selectmen’s Office

PO Box 7837 • 798-4541

*Selectmen meet Tuesday evenings at 6:30 p.m. in the Community Building.*  
Mon.–Thurs.: 8 a.m.–4 p.m. • Tues. evenings: 6 p.m.–9 p.m.

### Town Clerk

PO Box 7837 • 798-4542

Mon.: 8 a.m.–2 p.m. • Tues.: 3 p.m.–9 p.m. • Wed.–Thur.: 9 a.m.–4 p.m.

### Planning/Zoning Board

PO Box 7837 • 798-4540

*The Planning Board Meets the third Thursday of the month at 7:00 p.m. in the Community Building. The Zoning Board meets the fourth Thursday of the month at 7:30 p.m. in the Community Building.*  
Mon.–Thurs.: 8 a.m.–4 p.m. • Tues. evenings: 6 p.m.–9 p.m.

### Tax Collector

PO Box 7844 • 798-4543

Tues.: 3 p.m.–9 p.m. • Wed.–Thurs.: 9 a.m.–4 p.m.

### Police Department: Emergencies: 911

PO Box 7059 • 798-5521

Mon.–Fri.: 8 a.m.–4:00 p.m.

### Code Enforcement

PO Box 7059 • 798-5584

Mon.–Fri.: 8 a.m.–4:00 p.m.

### Fire Department: Emergencies: 911

PO Box 7032 • 798-5612

*The Fire Department holds its general meeting on the second Monday of the month at 7:30 p.m. in the Safety Building. To obtain a fire permit, please stop by the station weekdays between the hours of 7 a.m. and 6 p.m.*  
*Fire permits for the weekend need to be obtained during these times.*

### Loudon Elementary School

7039 School Street • 783-4400

*The School Board meets the second Monday of the month at 7:15 p.m.*  
*Call the Superintendent’s Office for meeting location.*

### Transfer Station

Tues. & Thurs.: 9 a.m.–5 p.m. (Winter)

Tues.: 9 a.m.–5 p.m. • Thurs.: 11 a.m.–7 p.m. (Summer) • Sat.: 8 a.m.–5 p.m.  
*Loudon residents can purchase facility stickers at the transfer station for \$1.00. See the attendant.*

### Highway Department

Road Agent: David Rice • 783-4568

Mon.–Fri.: 7 a.m.–3:30 p.m.

### Maxfield Public Library

Librarian: Nancy Hendy • 798-5153

Mon.–Wed.: 1–9 p.m. • Thurs.: 10 a.m.–9 p.m. • Sat.: 9 a.m.–2 p.m.

### John O. Cate Memorial Van

798-5203 (Mondays only) to schedule a ride.

For more information or on other days, call Barbara Cameron: 783-4534

### Blessed Hope Food Pantry of Loudon

30 Chichester Road

Open most Wednesdays from 2–3 p.m. or for emergencies.

For more information, call Rev. Henry or Betty Frost: 783-4540

## Loudon Representatives

### Merrimack County — District 6

**Claire D. Clarke:** 437 Daniel Webster Hwy., Boscawen, NH 03303-2411

**James W. Danforth:** 50 Kilcare Rd., Andover, NH 03216-3210

**Priscilla P. Lockwood:** 435 Northwest Rd., PO Box 1, Canterbury, NH 03224-0001

**Roy D. Maxfield:** 7126 School St., Loudon, NH 03307-0911

**Joy K. Tilton:** 4 Hill St., Northfield, NH 03276-1611

**Frank A. Tupper:** PO Box 92, Canterbury, NH 03224-0092

### Senators — District 07

**Robert B. Flanders:** PO Box 1, Antrim, NH 03440-0001

## Loudon Ledger Submission Policy

All groups, organizations, individuals, etc. are encouraged to submit articles to the *Loudon Ledger*. Special events, landmark anniversaries or birthdays, “attaboys,” etc. are all welcome.

Please note, however, that the *Ledger* will uphold its mission:

*To provide a comprehensive source of information and education about business, government, and community organizations within Loudon in order to facilitate and encourage informed citizen participation.*

We will also follow our *Articles of Agreement*, which are on file with the Secretary of State:

*The corporation shall not participate in, or intervene in any political campaign on behalf of any political party or candidate for public office, nor shall it sponsor or endorse any plan or proposition that does not facilitate or encourage informed citizen participation.*

In other words, any article submitted must present *all sides* of an issue in a factual, unbiased manner so that the reader may form his/her own opinion based on the information presented. To paraphrase Eric Severard: “You should elucidate but not advocate.”

Articles should be submitted to the Loudon Communications Council, P.O. Box 7871, Loudon, NH 03307. They may be emailed to [debbie@debbiekgraphics.com](mailto:debbie@debbiekgraphics.com). From there, they will be forwarded to the Council for review before they are inserted in the *Loudon Ledger*. If you have any questions regarding this policy, please contact Raymond Cummings, chairperson of the Council, 798-3128. ■

**Classified Ads are available. Please mail your ad copy, along with a check payable to LCC, to PO Box 7871, Loudon, NH 03307.**

**A 1–3 line, 1-column ad will cost \$10.  
A 4–5 line, 1-column ad costs \$15.**

## “The Loudon Ledger” 2006 Schedule

<b>September 2006</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 8/18	<b>Council Meeting:</b> Mon. 8/21
<b>October 2006</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 9/15	<b>Council Meeting:</b> Mon. 9/18
<b>November 2006</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 10/13	<b>Council Meeting:</b> Mon. 10/16
<b>December 2006</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 11/17	<b>Council Meeting:</b> Mon. 11/20

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<b>Full Page</b>	9¾"W x 11¾"H	\$230.00/issue

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## The Loudon Ledger

is published monthly by the Loudon Communications Council,  
PO Box 7871, Loudon, NH 03307.

**Council Members:** *Ray Cummings, Kris Tripp, Dottie Mulkhey, Mary Ann Steele, Tricia Ingraham, and Amanda Masse.*

Editorial Submissions may be mailed to PO Box 7871, Loudon, NH 03307 or sent via email to: [debbie@debbiekgraphics.com](mailto:debbie@debbiekgraphics.com)

*All editorial submissions are approved by the Council before publication.*

**Advertising:** Samantha French — 783-4601 / [harvestmooner@aol.com](mailto:harvestmooner@aol.com)

## Where to Worship in Loudon

### Faith Community Bible Church

*Pastor Jeff Owen*

334 North Village Road, Loudon, NH 03307 • 783-4045

**Summer Worship:** 9:30 a.m.

**Winter:**

*Sunday School:* 9:00 a.m. • *Worship:* 10:30 a.m.

*Youth Group Sunday:* 6:30 p.m.

*Sept.–June Friends Program:* Age 3 through 5th Grade. Wed. 6:30 p.m.



### First Church of the Nazarene

*Rev. W. John White, Senior Pastor*

33 Staniels Rd, Loudon NH 03307

Ph: 603-224-1311

phyllysh@nazarenefirstchurch.org • www.nazarenefirstchurch.org

#### **Sundays:**

*Sunday School, All Ages:* 9:15 a.m.

*Worship:* 10:30 a.m. Childcare provided for Infants and Toddlers. Kinder-Church (Preschoolers and Kindergarteners). Children's Church (Grades 1–6)

*Evening Service:* 6:00 p.m.

#### **Wednesdays:**

*Youth Group w/Youth Pastor:* 6:30 p.m. [Doug Milne (224-1311 x12)]

*Bible Studies:* 7:00 p.m.

*Splash Kingdom:* 7:00–8:00 p.m. (Ages 3–Grade 6)

#### **Thursday:**

*Teen Bible Study:* 6:30 p.m. at Youth Pastor's Home

#### **Other:**

Once a month will also have events for men, women, adults, and seniors (50+) called OASIS.

Please call the church office for details: 224-1311.



### Landmark Baptist Church

*Pastor Eric Davis*

103 Chichester Road, Loudon, NH 03307 • 798-3818

*Sunday School:* 9:30 a.m. • *Sunday Morning:* 10:30 a.m.

*Sunday Evening:* 6:00 p.m. • *Wednesday Evening:* 7:00 p.m.



### Loudon Center Freewill Baptist Church

*Rev. Henry Frost*

Currently meeting at the Loudon Community Center in Loudon Village until our Church on Clough Hill is repaired following a June 12, 2005 fire.

Mailing address:

P.O. Box 7852, Loudon, NH 03307 • 783-4540

Member of the American Baptist Churches of VT/NH (Lakes Area Association)

*Sunday Worship:* 10:00 a.m.



### Loudon Congregational Church

*Rev. David D. Randlett, III*

7018 Church Street, PO Box 7034, Loudon, NH 03307 • 783-9478

*Sunday Worship:* 9:30 a.m. (Staffed nursery for infants–pre-K)

*Sunday School (all ages):* 11:15 a.m. (Sept.–June)

*Sunday Evening Celebration Supper and Worship:*

Monthly at 5:30 p.m. Please call for details.

*Women In Christ Study and Fellowship:* Wednesdays at 7:15 p.m.

*LCC Youth Group (Jr. & Sr. High teens):* Wednesdays at 7:15 p.m.



### SonLight Christian Fellowship

*Pastor Thomas Friedrich*

Currently meeting at the Loudon American Legion Hall, So. Village Rd.

Mailing address:

55 Wiggins Road, Loudon, NH 03307 • 798-4339

pastor@sonlightchristian.org

*Sunday Worship:* 10:30 a.m.

*First Sunday of Every Month:* Discovery Series Bible Lessons



To have your Church's information added to this column, please email your information to [debbie@debbiegraphics.com](mailto:debbie@debbiegraphics.com)

## August Happenings at Loudon's Church of The Nazarene

### August Sunday Mornings:

**8/6** “Dealing with Problems” w/ Sr. Pastor John White

**8/13** Youth Pastor, Rev. Doug Milne will speak

**8/20** Missionary, Rev. Dave Restruck will speak

**8/27** Youth Pastor, Rev. Doug Milne will speak

### August Events

**Wednesdays** “Splash Kingdom” is being offered for children Ages 3 through 6th Graders. Come meet the Lifesaver (7–8pm).

**House Churches** for Sunday evenings this summer; being held anywhere from from Alton NH to Concord. Call the church for further details.

**Mon.–Fri. 8/7–8/11. Vacation Bible School** with “Transformed.” Call now to register.

**Fri., 8/18. OASIS (50+)** Pot Luck & Meeting. 11 a.m.–1 p.m.

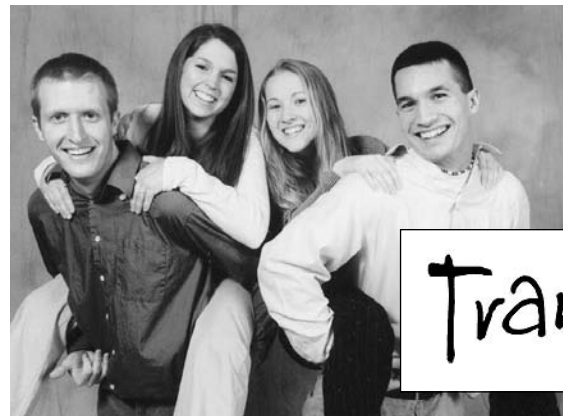
**Fri., 8/18. Adult Fellowship Hawaiian Luau.** Call church to join us.

**Sun., 8/27. Promotion Day.** Children are “moved up” to the next class grade. This is a perfect time to start attending Sunday School, if you don't already have a home church (9:15 a.m.).

### Vacation Bible School

Loudon's Church of the Nazarene is pleased to announce Vacation Bible School. It will be held Monday–Friday, August 7–14 from 9 a.m.–12 p.m. each day with a closing program at 6:30 p.m. on Friday evening. “Transformed” (pictured below) is coming from Eastern Nazarene College, in Quincy Massachusetts, to bring more fun and excitement to an already terrific program. These four students will be presenting skits, drama, and music as well as working with the staff from the church to present the Gospel in a variety of enjoyable ways. Everyone ages 3 through those just completing Grade 6 are invited to attend. VBS is FREE. This year's theme is “The First Action Heroes;” children will learn about Jesus, Joshua, David, Esther, and Joseph. The church is located at 33 Staniels Road.

In addition, the church will be hosting a VBS Kick-Off Celebration at American Legion Post #88 on Saturday, August 5th from 10 a.m.–1 p.m. All children through Grade 6 are invited to come play games, have refreshments, and win prizes! Admission fee: FREE!! Hope to see you there! If you have any questions, or if you would like to pre-register for Vacation Bible School, please call 224-1311 or 783-9698. ■



Transformed

### ATTENTION ADVERTISERS:

**Terri Barton is no longer affiliated with the Loudon Communications Council. If you have questions about your ad, would like to change your ad or would like to place an ad, please contact Samantha French at 783-4601 or email her at [harvestmooner@aol.com](mailto:harvestmooner@aol.com).**

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# A LOOK AT LOUDON HISTORY

By Amanda Masse



**This month's  
Mystery  
Photo**

**Last month's  
Mystery Photo**



Last month's mystery is the house located across the street from Loudon Elementary School on School Street. The photo was taken in late 1940's and shows Alice H. Marston, who taught 5th–8th grades at Loudon Elementary School. Mrs. Marston lived on Oak Hill Road in the house where her granddaughter, Liz Lesmerises Lebrun, now lives with her family!

Several families have lived in this house. Fred C. and Rose E. (Beede) Haskell lived here into the early 1920's. The home was vacant for awhile. Records show Dean C. Barnard lived here in 1963. Thomas and Shirley Loscarnos and their son David lived here in 1970s. Mr. and Mrs. Loscarnos could not hear or speak and their son

communicated for the entire family. In 1980, Barbara W. Unger lived in the home. Since that time, owners have remodeled and taken out the dormer window in the roof and modified the bay window.

I only received a few emails on this one. Jean (Tewksbury) McShea remembers going to school with the Barnard children, Gary, and his older sister Jackie. Jean remembers thinking how terrible it must be to live directly across the street from the school and how difficult it would be to ever get away with playing "hooky." She instantly recognized the house after going to school for eight years right across the street.

Eileen Cummings added some great information and provided the photo.

Thank you both for responding. If anyone else can add anything to the story, just let me know.

## Inspiration!

I have been inspired by a movie...! My family and I went to see the new Disney/Pixar movie *Cars*. After seeing the movie, which talks about the speed and pace of lives, I felt the need to share this photo with all of you. It is titled "Main Street Loudon, N.H." It makes me think of the way things used to be. I hope you enjoy this photo as much as I do. If you know some of the homes or stories about the families who lived here, just let me know and we can share them.

It is always nice to stop and learn about the way life used to be. Make sure

you stop and take the time to talk to your family members, friends or neighbors who have those memories and listen closely... they have much to share! Share your details of "Main Street" by contacting me, Amanda, by e-mail at [jaelmasse@comcast.net](mailto:jaelmasse@comcast.net) or by calling 783-0227.

OK, folks — once again I am on a mission to get more photos to use for this column. Contact me to share your interesting historical photos. It doesn't have to be a home, it could be any structure or item that has a great story to go with it that would be fun and interesting to share. Find some photos and give me a call! If you are nervous about parting with your old photos, arrangements can be made to scan them while you wait. ■

## Roads — cont. from page 1

**Cross Brook Road Bridge.** There is still more paperwork to be done before this project goes out to bid. Preliminary site work is being done. The job is expected to go out to bid early in August.

**School Street.** Repairs to the edge of the road will be done in the near future. There are also water issues on the road due to beaver activity.

**Beck Road.** As of today (07/19/06), Road Agent Dave Rice reported the road is almost done.

**Bear Hill Road.** Also reported to be almost done.

**Currier Road.** Asphalt work still to be done.

**Mill Pond Dam area.** Preliminary plans are done for this project. The next step is to send it out to bid. Work must begin before the end of the year as permits will run out then.

The Board of Selectmen have been doing their best to avoid the expense of a Special Town Meeting to fund these projects. Patience is urged on the part of all residents. Damage was extensive and the Highway Department has been doing an outstanding job of fixing storm damage and doing regularly scheduled seasonal maintenance. All bridges and roads are expected to be "up to snuff" before winter weather arrives.

The Loudon Ledger will report updates as they become available. ■

[www.taskerlandscaping.com](http://www.taskerlandscaping.com)



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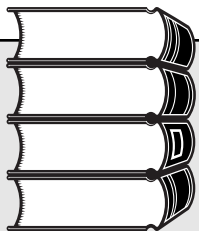
## Learn How Your Company Can Help Fight Breast Cancer

Volunteers for 14th annual **American Cancer Society's Making Strides Against Breast Cancer** are available this Summer and Fall to visit with businesses and organizations interested in learning more about how to get involved in through corporate or team sponsorship at this year's event.

Breast cancer claims tens of thousands of American lives each year. The ACS's Making Strides Against Breast Cancer provides individuals and businesses the opportunity to make a difference in the lives of so many women affected by this disease.

Last year the Concord event raised more three hundred thousand dollars to fight breast cancer. Corporate, team, and individual donations are critical to the success of the ACS's effort to find a cure for breast cancer.

To schedule a brief presentation with this year's volunteer spokespersons please contact Laurie Anderson Finnegan, Director of Publicity at 568-5392 or [andersonlaf@aol.com](mailto:andersonlaf@aol.com). ■



## Maxfield Public Library News

By Dale Gregory

### Golf Tournament — Children's Room Fund Benefit

The library would like to thank Ron and Lynn Trott for organizing the 5th Annual Memorial Open Golf Tournament to benefit the Children's Room Fund. Held at the Loudon Country Club, on Sunday, June 25th, the event managed to dodge the rain so that a full day's worth of golf was enjoyed. Sixty-two players participated raising nearly three thousand dollars for the Children's Room Fund. Golfers enjoyed a 50/50 raffle, prizes, and giveaways, as well as a fun day on the course, and ended the day with a barbecue. The library staff and trustees are grateful for all of the hard work that was put into the event. Thanks to Ron and Lynn's efforts kids can look forward to having new computers in the Children's Room.

### Summer Reading Program

With over 200 children participating in "Treasure Reading," this year's Summer Reading Program has kept everyone busy enjoying great books. All the kids who passed in their booklets completing the program were invited to celebrate with a party on Thursday, August 10th. Everyone enjoyed lemonade and treats, and the children received points making off with plenty of pirate's treasure. Kids are already wondering what sort of fun will be planned for next year.

### New Hours

Beginning in September, in answer to a number of requests, the library will be open one more morning each week.

The new hours will be Monday 1–7 p.m., Tuesday 10 a.m.–9 p.m., Wednesday 1–9 p.m., Thursday 10 a.m.–9 p.m., and Saturday 9 a.m.–1 p.m.

### Story time

A new season of story time will be starting up after Labor Day. With the library now open an extra morning, parents may choose to bring their children for crafts and a lively tale at 10:30 on either Tuesday or Thursday.

### Book Group

Following along with the theme of significant decades in U.S. history, the group will meet at 7 p.m. on August 24th to discuss John Steinbeck's *The Grapes of Wrath*. New participants are always welcome.

### New Books

The library has received lots of fun new books for young readers. These early chapter books are sure to tickle your child's funny bone. Titles include *Martin Bridge Ready for Takeoff!* by Jessica Scott Kerron; *The Sloppy Copy Slipup* by Dyanne DiSalvo; *Ruby Lu, Brave and True* by Lenore Look; and *The Blue Ghost* by Marion Dane Bauer. Whether your child likes humor or ghost stories with just the right amount of "scare," come check out these new books.

Some new fiction available for adults includes: *The Messenger* by Daniel Silva, *Sailing to Capri* by Elizabeth Adler, *Brethren* by Robyn Young, *Pegasus Descending* by James Lee Burke, and *Anybody Out There* by Marian Keyes. ■

## Concord Hospital Named One of Nation's "Most Wired" Hospitals

For the fifth year in a row, Concord Hospital was recognized as one of the nation's "Most Wired" hospitals by *Hospitals & Health Networks*, the journal of the American Hospital Association (AHA). The annual survey honors the nation's hospitals in how they use sophisticated information technologies for quality, customer service, public health and safety, business processes and workforce issues.

"This award validates Concord Hospital's commitment to technology that enhances patient care," said Deane Morrison, chief information officer at Concord Hospital.

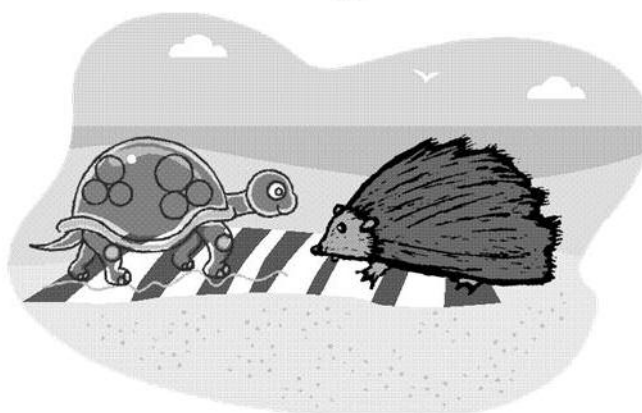
Some of the ways Concord Hospital uses technology include:

- The use of computer-based patient medical records (electronic medical records) to access patient data by clinical staff at any location;
- Medication bar coding to ensure patients receive the correct medication and dose;
- Providing digital radiology images to improve diagnosis and access for clinical staff;
- Quality and satisfaction data published at [www.concordhospital.org](http://www.concordhospital.org) as a way of providing meaningful, relevant and easily accessible information about the hospital's quality of care.

The annual Most Wired Survey is conducted by the journal in cooperation with Accenture, McKesson Corp. and the College of Healthcare Information Management Executives. The July *H&HN* cover story detailing results is available at [www.hhnmag.com](http://www.hhnmag.com). ■

### What do you get when you cross a turtle with a porcupine?

draape    \_ \_ \_ \_ \_  
stievalf    \_ \_ \_ \_ \_  
tognui    \_ \_ \_ \_ \_  
treelamonw    \_ \_ \_ \_ \_  
nicip    \_ \_ \_ \_ \_  
clounskb    \_ \_ \_ \_ \_  
hased    \_ \_ \_ \_ \_



A \_ \_ \_ \_ \_ !

ANSWERS to last month's riddle!  
Why do dogs sit in the shade?

ahceb	beach
spocielp	popsicle
navotiac	vacation
snude	dunes
kreisowfr	fireworks
furnsig	surfing
zislez	sizzle

Because they don't want to be hot dogs!

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# The Importance of Buying Local and Organic Produce

By Alicia Grimaldi

It's that time of year — wherever you look, you see green and more green. Green is associated with Spring, a time of renewal, refreshing, vital energy. Along with the beauty of the green New Hampshire countryside, you will find an abundance of green at your local farmer's garden sporting kale, parsley, basil, fennel, beans, swiss chard, spinach, and a number of other glorious greens. The list is too vast to include them all. This bonanza of green delight is accented with splashes of assorted colors from your red radishes, summer squash, and vine red tomatoes amongst the variation of colored flowers which will produce additional crops later in the season, such as potatoes and winter squash.

All of these bounties are yours: all it takes is a quick stop on the way home to pick up your favorite pleasures.

## Why buy organic?

Organic produce is grown without using pesticides, herbicides or chemical fertilizers. Fresh organic produce on average has 50% more vitamins, minerals, enzymes, and other micronutrients than conventionally grown produce.

Organic food simply tastes better. Experiment, see for yourself. Try eating a conventionally-grown carrot and an organic carrot and notice which one is sweeter.

Organic farms support and nurture our habitat. Over the last thirty years, intensive farming has led to dramatic erosion of the soil, leaving it denatured.

## But, isn't buying organic more expensive?

It may seem that way initially. However, we pay for conventional foods through our taxes. We spend billions of dollars every year cleaning up the mess that agrochemicals make to our natural water supply. There are ways to reduce the cost, such as buying produce in season. Buying organic apples now versus in the Fall will definitely cost more. Buy from a local farmer rather than your local grocer; these prices

will be considerably lower. If you do buy organic from your local grocer, the farther it's shipped the more it will cost. Educate yourself on what's available in your area. We've provided you a list of local organic farmers (on the next page), but you may also want to check out your local CSA (Community Supported Agriculture) at 731-5955 or the Northeast Organic Farming Association at [www.nofanh.org](http://www.nofanh.org).

## Local is better!

There is no doubt in my mind that organic produce is better for you; however, first and foremost I want my produce to be local. I don't want to be eating grapes from Chile or strawberries from California, even if they are organic. I want to wait until they're in season and buy them from my friendly local farmers.

Get to know your local farmers. Talk to them about their crops, the land, and what they use to keep the pests away. Get a sense of what goes into their crops. I can tell you this: undoubtedly a lot of hard work and a whole bunch of Vitamin L (love!).

## Why local?

Local veggies are fresh and flavorful. You'll be getting fresh produce typically picked the very same day you purchase it, therefore it has more enzymes, nutri-

ents, color, flavor, and will stay fresher longer in your refrigerator.

*Eating local builds community.* Supporting our local farmers supports our community's health and builds community ties.

*Eating local supports the environment.* Food that is grown and sold locally travels a much shorter distance, decreasing the amount of fossil fuel that is burned and emitted into the air.

*Local food preserves genetic diversity.* Local farms often grow a variety of different foods to provide a long season of harvest, an array of colors, and the best flavor. Maintaining diversity in the foods that are grown may someday provide the range of different genes needed to create varieties of food that will thrive in changing conditions.

*Local food helps preserve the farmland that is needed to keep our community food secure.* Preserving the farmland keeps the community beautiful and saves the local habitat for our wild life.

*Eating local helps keep food dollars in our community which better for our economy.*

*Local food can be an important part of healthy eating.* Buying food that is locally grown may encourage your family to eat more fruits and veggies. When children know where their food comes from, how it is grown, why it is good for you — they take a greater interest and pleasure in eating fruits and veggies along with developing an interest in where food comes from and supporting and getting to know members of their community.

*Eating local feels better.* Your body is in touch with seasonal eating and becomes in tune and rhythm with nature's cycles.

With all this said, I encourage you to get out, say hello to your local farmer, and see what they have to offer. Try it for the next few months; notice how good it makes you feel!

Have an amazing summer and enjoy its delectable treasures! ■



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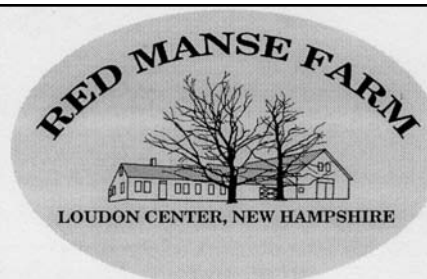
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435-9943 [redmansefarm@srcco.com](mailto:redmansefarm@srcco.com)

## Local Is Better!

### Eggs

**The Sign of the Horse Farm** in Concord – Contact Beth Gamache @ 225-4842. 134 Silk Farm Rd, Concord 03301. Organic eggs can be found at the Concord Food Co-Op or your local CSA.

**Still Seeking Farm** – Contact Michelle Parker @ 435-8389. 75 Quail Ridge Rd., Pittsfield, NH 03263. [www.stillseekingfarm.com](http://www.stillseekingfarm.com). Free-range eggs.

**Sanborn Farm** – Contact Paula and Colin Cabot @ 435-7314. 7097 Sanborn Rd., Loudon, NH. Free-range eggs and chickens.

### Goat's Milk

**Blais Family** in Pittsfield, contact Sharon at 435-6741 or [www.happycrittersfarm.com](http://www.happycrittersfarm.com).

### Organic Chicken, Pork, Whole Grains

**Hidden Wonders Farm** on Baptist Hill Rd., Canterbury, NH. Contact Steve or Jackie Allman @ 783-9648 or [wonder@totalnetnh.net](mailto:wonder@totalnetnh.net).

### Naturally Grown Meat, Poultry, Fruit, Veggies, Cheese

**Webster Ridge Locally Grown**, 1428 Pleasant St., Webster, NH 03303-7613. [www.WebsterRidge.com](http://www.WebsterRidge.com). 603-648-2595

### Organic Vegetables

**Red Manse Farm**. At the corner of 129 and Pittsfield Rd, Loudon, NH. Contact Earl or Alice Tucson at 435-5193 or [redmansefarm@srcco.com](http://redmansefarm@srcco.com). Selling a variety of vegetables, plus strawberries and maple syrup.

**The Croppy Boy Farm** – at 45 Pickard Rd, Canterbury, NH 03224. Contact Dan Kilrain at 783-4879.

### Local Vegetables

**Still Seeking Farm** – In season veggies, contact Michelle Parker @ 435-8389 or [www.stillseekingfarm.com](http://www.stillseekingfarm.com) in Pittsfield, NH

**Maple Ridge** – Loudon Ridge Road

**Ramsay's** – Loudon Ridge Road

**Herron Farm** – Rt 129

### Natural Turkeys and Chickens

**Monique Champy** @ 286-4121 in Sanborn-ton, NH

### Natural Highland Beef

**Miles Smith Farm**. 56 Whitehouse Rd, Loudon, NH. Contact Carole Soule @ 783-8907 or [www.milessmithfarm.net/store](http://www.milessmithfarm.net/store)

### Buffalo, Venison, Ostrich

**Healthy Buffalo**, Chichester, NH. 798-3330

### Beef

**Windswept Maples** – Loudon Ridge Rd., Loudon, NH. Contact Larry and Melissa Moore @ 267-8492. Use no antibiotics. Also sells eggs, corn, and maple syrup.

### Blueberries

**Lyon Berry Farm** – contact Robert Lyon, Rt. 129, Loudon, NH. 435-7640. No spraying.



By Kris Tripp



## Garter Snakes

There are 11 species of snakes that are native to New Hampshire. This list includes:

**The Garter snake**, the Ribbon snake, the Brown snake, the Northern red-bellied snake, the Ringneck snake, the Smooth green snake, The Milk snake, the Eastern hognose snake (State Threatened), the Northern black racer, the Northern water snake, and the Timber rattlesnake (State Endangered and the only venomous snake in the state!).

The garter snake is very common and widespread across the state and the snake that I seem to see most often! They live in a variety of habitats including woodlands, hillsides, wetlands, backyards, and even urban areas. Garter snakes will use a variety of cover objects for shelter including rocks, logs, stumps, and other debris such as trash piles, leaf piles, and sheet metal.

Garter snakes breed in the Spring and Fall and produce any where from 10 to 40 live babies in the months between July and September. They can grow up to 4 feet long but are typically 18 to 26 inches long. The Garter snake is identified by the well defined back

and side stripes, usually of yellow, brownish or greenish color. This common snake feeds on amphibians, earthworms, and occasionally small fish and mice. **It is bad tempered when captured, sometimes biting or expelling musk!**

For more information and pictures of the species found in New Hampshire, visit: <http://www.wildlife.state.nh.us/Wildlife/Nongame/snakes.htm>.

Facts for this article were obtained from the above website and Harper Collins *Complete North American Wildlife*. Picture courtesy of *Snakes of North America* listed on the University of Pittsburg website. Information compiled for Slater Museum of Natural History, University of Puget Sound, Tacoma, WA, by Doug Henderson and Dennis Paulson, October, 1995.

Do you have a picture you would like us to publish of an animal you have seen in Loudon? We would love to hear from you! Please send ideas or pictures to the Loudon Communications Council, POB 7871, Loudon, NH 03307 or e-mail Kris Tripp: [tripp.kris@comcast.net](mailto:tripp.kris@comcast.net). ■



## VNA News

### August Senior Health Clinics

Concord Regional Visiting Nurse Association is offering Senior Health Clinics on August 22 from 9 a.m. until noon at the Community Center. All Senior Health Clinic services are \$10. Blood pressure checks are free. To make an appointment or for more information call Concord Regional Visiting Nurse Association's Senior Health Program at 224-4093 or 800-924-8620, extension 4830. Rides available in Loudon by calling 798-5203.

### Monthly Walk-In Immunization Clinics

The following affordable walk-in Immunization Clinics for all ages will be held on Monday, August 7 from 2:30–4:30 p.m. and Tuesday, August 15, from 2:30–4:30 p.m. Immunization Clinics are held at the Downtown Health Clinic at St. Paul's Episcopal Church Outreach Center, 21 Centre Street, Concord. A fee of \$5.00 is requested per child (under 18). Adult vaccination costs vary by the cost of the individual vaccines. Children must be accompanied by a parent or guardian. Please bring an immunization record with you. For more information call Concord Regional Visiting Nurse Association Community Health Services at 224-4093 or 800-924-8620, extension 4830.

### Monthly Walk-In Blood Pressure Clinic

A FREE walk-in Blood Pressure Clinic will be held on Wednesday, August 2, from 10 a.m.–Noon, at Hanaford's Pharmacy, Ft. Eddy Rd., Concord. Concord Regional Visiting Nurse Association offers blood pressure screenings in the areas that it serves. Blood pressure screenings are a good way for individuals to track their blood pressure for upcoming visits to their physician. Blood pressure screenings are free of charge. For more information call Concord Regional Visiting Nurse Association at 224-4093 or 800-924-8620. ■

# Loudon Fall Youth Soccer Sign-ups 2006

Date: \_\_\_\_\_ Player's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

☐ Male ☐ Female Age: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Grade Entering in Fall: \_\_\_\_\_ Shirt Size: \_\_\_\_\_ kids or adult (S, M, L, XL)

Parents Name(s): \_\_\_\_\_

Phone: \_\_\_\_\_

Parents Name(s): \_\_\_\_\_

Phone: \_\_\_\_\_

**Divisions (circle one):**

Kindergarten:	\$15	Coed 1 & 2 Grades	\$20		
Girls 3 & 4 Grades	\$20	Boys 3 & 4 Grades	\$20	Girls 5 & 6 Grades	\$25
Boys 5 & 6 Grades	\$25	Girls 7 & 8 Grades	\$25	Boys 7 & 8 Grades	\$25

I hereby give permission for the above named child to participate in the Loudon Youth Athletics Association (LYAA) recreational fall soccer program. I agree to assume all risks incidental to participation in this program, including any risk resulting from transportation to or from activities. I further agree to release from liability, LYAA officers, coaches, and officials.

Parent or guardians signature: \_\_\_\_\_

Please list any pertinent medical information that the Association should be aware of, especially medication a child will be carrying on her/his person. If you choose not to list this information, please make your child's coach aware of it at the first opportunity.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Each year we ask parents to assist in several areas that allow us to have a successful season. Please check the area in which you would be able to assist in (training will be provided in all areas).

- |  |   |
|--|---|
| <input type="checkbox"/> Field Maintenance | <input type="checkbox"/> Coach/Assistant Coaching |
| <input type="checkbox"/> Concession stand  | <input type="checkbox"/> Referee                  |
| <input type="checkbox"/> Sponsor a team    |   |

Please help, the more people that help, the easier it is for all volunteers! Thank you!

Sign-ups by mail...please send completed form and check to L.Y.A.A., PO Box 7816, Loudon, NH 03307 if passed the sign-up dates.

**PLEASE MAKE ALL CHECKS PAYABLE TO L.Y.A.A.**  
**Sign-up fees are non-refundable.**

Received by: \_\_\_\_\_

Amount \_\_\_\_\_ Check # \_\_\_\_\_ ☐ Cash

The 2006 Fall soccer program will start the first and second week of school. For additional information, please contact Colette Garside: 783-9255 or e-mail: [colgarside@comcast.net](mailto:colgarside@comcast.net).



## Loudon Youth Athletic Association

By Kris Tripp

### New! Youth Referee Program August 19

Soccer enthusiast – make money while having fun on the field! The L.Y.A.A. is putting together a program for youth referees! The program will involve a week-end training session with indoor activities. Participants must be 12 years of age or older. Our target date for the training session is Saturday, August 19th. For additional information about this exciting program, please contact George Hunton at 783-4077.

### Fall Soccer Program

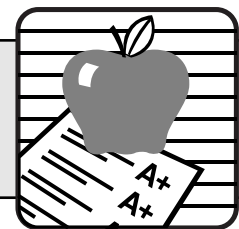
It is our great pleasure to announce that Colette Garside will continue to run our soccer program for one more year! Thank you, Colette, for your dedication and hard work.

To sign your child up for our Fall Soccer program, please fill out the form located to the left or visit [www.loudonnh.org](http://www.loudonnh.org) to download a form. Additional forms are also available at the Maxfield Public Library. Forms and checks can be mailed to: LYAA, P.O. Box 7816, Loudon, NH 03307 (Make checks payable to LYAA).

### Support the L.Y.A.A. By Becoming a Volunteer!

Want to make a difference in your community and help kids at the same time? Become a volunteer! We currently need soccer coaches and help in our concession stands. For additional information come to our next meeting or contact Mike O'Brien: 783-0140 or e-mail [mnobrien@comcast.net](mailto:mnobrien@comcast.net).

The L.Y.A.A. meets on the fourth Tuesday of every month at the Maxfield Public Library. Our next meeting is scheduled for Tuesday, August 22nd at 7:00. We hope to see you there! ■



## Merrimack Valley School District News

### Loudon Elementary School Kindergarten Registration

Did you miss the Kindergarten Registration at Loudon Elementary? It's not too late! Children must be age 5 on or before September 30th. For additional information please call Mrs. Muzzey at 783-4400.

### Important Dates

- August 30 First day of school
- September 1 School closed for Labor Day
- September 4 School closed for Labor Day

To have your Loudon school event listed in future editions of the Loudon Ledger, please contact the Loudon Communications Council at the following e-mail address: [Debbie@debbiekgraphics.com](mailto:Debbie@debbiekgraphics.com) or call Kris Tripp at: 783-0448. We look forward to hearing about your event or activity! ■



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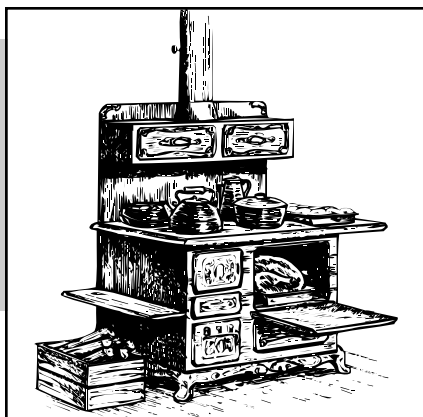
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## What's Cookin'! Recipes from Loudon kitchens...

This month: Keeping Cool in the August Sun

By Jennifer Pfeifer

Keeping cool in these hot summer months can be tough. I hope you think about trying one of these cold treats the next time you want to "Chill Out!"

**Freeze Fruit!** My family loves to open the freezer and grab a hand full of frozen grapes. Here is how I recommend you freeze your fruit. Bite-sized fruits can be frozen whole such as grapes, blueberries, raspberries, and strawberries. Other fruits, such as bananas, canned mandarin oranges, fresh or canned pineapple, kiwi, oranges, lemons and limes, can be sliced, and any type of melon can be cut into cubes. Place the fruit in one layer on a cookie sheet covered with wax paper or plastic wrap and freeze for 4-6 hours. Once the fruit is frozen solid, it can be removed from the cookie sheet and placed into a zip-lock freezer bag. They are great for a healthy snack anytime!! They can also be added to any sparkling water or juice, or better yet, try one of the following recipes!

**Crushed Ice!** What do you do when your refrigerator doesn't have a fancy crushed ice option and you don't feel like bashing one ice cube at a time? An easy solution is filling a 1 quart ziplock freezer bag with 1 cup of water and placing it in the freezer for 3-4 hours on a flat surface or a cookie sheet. Remove the bag and smash it on the counter until the ice is crushed.

### Chocolate Peanut Butter Banana Shake

- 1 Cup frozen banana slices
- 1 8oz. cup of Chocolate Underground Stonyfield fat free yogurt (or vanilla yogurt and 3 Tbsp. of chocolate syrup)
- 1 Cup skim milk
- 1 Rounded tablespoon of peanut butter
- 1/4 Cup of ice chips

Combine all ingredients in a blender and blend until smooth.

### Melon Spritzer

- 2 Cups of frozen melon chunks
- 1 Tbsp. honey
- 1 Cup white grape juice
- 1 Cup seltzer water or sparkling wine or champagne

In a blender combine the melon, honey and grape juice until smooth. Add seltzer and pulse in blender just to combine.

### Creamsicle Smoothie

- 1 Cup of frozen mandarin oranges
- 1 Cup vanilla frozen yogurt or ice cream
- 1 Cup orange juice

Combine all ingredients in a blender and blend until smooth.

### Chocolate Covered Strawberry/Banana Bites

Save those popsicle sticks!

- 2 Medium bananas cut into approximately 1-1/2 inch pieces (about 8)
- 1 Cup strawberry yogurt (I recommend Stonyfield)
- 1 Cup semi-sweet chocolate chips
- 1/2 Cup heavy cream
- 1/2 Tsp. vegetable oil
- 8 popsicle sticks

Stick one popsicle stick halfway into each banana piece and place on a cookie sheet covered with wax paper. Freeze for 3-4 hours. When the bananas are frozen solid stir the yogurt for about 2 minutes until it thins slightly. Remove the bananas from the freezer and carefully dip each frozen banana into the yogurt and place it back on the cookie sheet. Return the cookie sheet to the freezer. In a microwave safe bowl combine the chocolate chips, cream, and vegetable oil and microwave on medium for 45 seconds. Stir until smooth. If any chocolate bits are left place back in the microwave for 10 seconds at a time until the mixture is smooth. Remove the bananas from the freezer and dip each one into the chocolate and place back on the cookie sheet. Return the cookie sheet to the freezer until the chocolate hardens. To store, bananas can be placed in an airtight container or a ziplock bag (If there are any left).

### Mint Chocolate Chip Pie

- 1-1/2 Cup chocolate wafer cookie crumbs (24 cookies)
- 1/4 Cup butter — melted
- 1 Quart (or 4 cups) mint chocolate chip ice cream (or your favorite flavor) - softened
- 1 Cup whipping cream — whipped

In a bowl combine 1-1/4 cup of the cookie crumbs and the butter (the remaining 1/4 cup of cookie crumbs will be used for topping). Press the cookie crumbs into a 9 inch spring form pan and freeze for 1 hour. Place the ice cream into a large bowl and *fold* in the whipping cream. Remove pan from freezer and spoon the ice cream mixture into the crust lined pan. Sprinkle the remaining crumbs on top. Cover with foil and freeze for 8 hours or overnight.


### Ice Cream Cookie Sandwiches


- 8 Large soft chocolate chip cookies (*You can make them or buy them. I love to use the Pepperidge Farm and Archway cookies!*)
- 1 Pint (or 2 cups) vanilla ice cream — slightly softened

Place 4 cookies upside down and top with 1/4 cup of ice cream on each. Place the remaining 4 cookies on top and wrap each sandwich in waxed paper and freeze for 2 hours or until firm. Individually wrap each sandwich in waxed paper and store together in a ziplock freezer bag. Make these cool treats your own way, (I recommend a soft or chewy cookie, it makes it a little easier to eat), or use your favorite ice cream flavor. You could also roll the edges of the sandwiches in your favorite crushed candy, chopped nuts, or sprinkles before freezing.

**Next Month:** Fresh from the garden! What do you grow in your garden and what's your favorite recipe to make? Email me at [jtpfeifer@comcast.net](mailto:jtpfeifer@comcast.net), call at 783-8986, or send mail to 168 North Village Road, Loudon, NH 03307. ■

Next Deadline:  
Friday, August 18  
for the September Issue

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# TO YOUR HEALTH

By Tricia Ingraham, BS

## Labor Day

Many people don't know the origin of Labor Day and what it really stands for. I thought I'd shed some light on this holiday and what it means for your health.

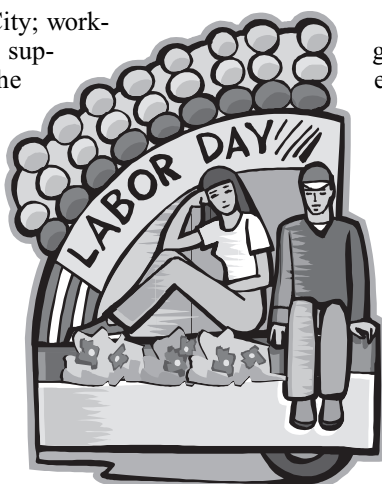
Labor Day is truly a global holiday. The roots of Labor Day stretch back to the 1810's and what was known as the eight-hour day movement. Robert Owen, as early as 1817 had formulated the goal of the eight-hour day and coined the slogan Eight hours labor, Eight hours recreation, Eight hours rest.

The movement for an eight-hour workday can be attributed directly to the efforts of the Knights of Labor. The Knights of Labor was a labor union founded in secrecy in December 1869, by a group of Philadelphia tailors led by Uriah S. Stephens. Originally called "The Noble and Holy Order of the Knights of Labor," it was designed to protect all who worked for a living. They organized a parade on September

5, 1882 in New York City; working people marched in support of limiting the workday to eight hours.

One by one, states adopted Labor Day as an official day off. President Grover Cleveland declared Labor Day a federal holiday in 1894, but only as an appeasing move during an election year.

Originally, the first Monday in September was intended as much more than a day off. Labor Day's real purpose was and still is to honor the contributions of working men and women. Labor Day was once a time for parades and rallies, a day to publicly celebrate what organized labor had accomplished for all Americans. Over the years, the holiday has morphed into a traditional farewell to summer.



What we take for granted today: weekends, the eight-hour workday and Labor Day itself were once seen as unreasonable and provocative demands by many politicians and business people. The concept of allowing people time off to be with their families, to enjoy their own pursuit of happiness, is today more a matter of common decency than employment law. And that's the real transformation behind Labor Day.

You may be wondering what Labor Day has to do with your health. Balancing work and fun has everything to do with your health; mentally and physically. I'm sure you've heard the phrase, "everything in moderation"; this is true to lead a healthy life; 8 hours of work, 8 hours of sleep, 8 hours of play. That is

what Labor Day is all about. Years ago, working 12 hours a day cut into employee's sleep and/or recreation time. We all know why plenty of sleep is important. It is required for survival and is needed for our minds and bodies to function normally. Yet, do you realize why 8 hours of leisure time is important? Even a little leisure time can be one of the most healing remedies; it helps you focus on what is important to you. It gives you the strength to deal with the stress in your life. It promotes not only emotional health, but physical health as well.

So, this labor day appreciate your free time. Spend the day with family and friends and relax!

Sources: [PBS.org](http://PBS.org) and [motivatedentrepreneur.com](http://motivatedentrepreneur.com)

Do you have a health topic that you would like to see featured? Please send ideas to the Loudon Communications Council, POB 7871, Loudon, NH 03307 or email Tricia Ingraham: [dtingraham@comcast.net](mailto:dtingraham@comcast.net). ■

**Next  
Deadline:  
August 18  
for the  
September  
Issue  
of the  
"Loudon  
Ledger"**

## Unit M Special Deer Permits Now Available

CONCORD, N.H. — Hunters who want the chance to take one additional antlerless deer in Wildlife Management Unit M in southeastern New Hampshire during the Fall hunting season can buy a special permit online from the New Hampshire Fish and Game Department starting July 3, 2006.

Interested hunters can visit <http://www.nhfishandgame.com> to purchase a permit online; visit <http://www.wildlife.state.nh.us> for a print-and-mail application; or buy a permit from Fish and Game headquarters in Concord (stop in or call 603-271-3422 to request an application by mail).

Fish and Game will issue a total of 5,500 permits this year, an increase from 2005, when 3,250 Unit M permits were issued. The increase reflects a long-term objective to reduce deer numbers in this urbanized area of the state.

Unit M permits are issued on a first-come, first-served basis and cost \$13. Applicants must hold a current New

Hampshire hunting or archery license. Hunters may not buy more than one Unit M permit each year. Hunters may use this permit on any day during those seasons for which they are legally licensed — including the archery, muzzleloader and regular firearms seasons — to take one additional antlerless deer in Unit M. Youth hunters are eligible to buy a Unit M permit.

The special Unit M permits have been issued by Fish and Game since 1997 in an effort to stabilize the size of the deer herd in southeastern New Hampshire and minimize deer-human conflicts such as vehicle collisions and destructive browsing of ornamental plants. Unit M has the highest deer density in New Hampshire.

For specific boundaries for Unit M and more information on the special permits visit [http://www.wildlife.state.nh.us/Hunting/Special\\_Unit\\_M\\_permits.htm](http://www.wildlife.state.nh.us/Hunting/Special_Unit_M_permits.htm), or consult the *N.H. Hunting Digest*.



The New Hampshire Fish and Game Department is the guardian of the state's fish, wildlife and marine resources and their habitats. ■

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## Black Lace — A Flower That Offers Beauty and Berries



*Black Lace has huge pink flowers that will produce fall berries for jam or wine. Six feet tall at maturity, it is an impressive addition for either formal gardens or casual backyard scenes.*

(NAPS)—Good design not only makes the inside of your home more lovely, it can also take bloom in your garden. And, since plants cost a fraction of the price of new furniture, outdoor decorating can be a lot easier on the wallet. Here are some ideas you may want to cultivate.

Both interior decorators and landscapers consider size, color and texture. A good place to start is by looking at the size of the space. Dwarf plants are very useful in tight spaces, but can get lost in a lush perennial border. Curb appeal and backyard views also demand something bigger. Every garden needs at least one impressive specimen plant to anchor the landscape.

Think about color. Many people focus on flowers and forget about the months that a plant is not in bloom. Plant breeders have responded to this by producing varieties with colorful foliage for season-long appeal.

Texture is another important design element. Large leaves have big impact, while narrow or cutleaf foliage adds delicate interest to gardens. Fine or cutleaf foliage sways with the wind, a lovely effect.

For example, the new Black Lace sambucus has everything the homeowner needs for stylish outdoor spaces. Dark purple leaves provide interesting color all season long, and are a fantastic combination with popular perennials such as black-eyed susans. Like Japanese maple, its finely cut foliage makes it a choice specimen for entryways and other high-impact areas.

Black Lace offers more than color and texture. Its huge pink spring flowers will produce fall berries for jam or wine, or may be left on the plant for wildlife to enjoy. Like all well-designed products, Black Lace offers both form and function.

Best of all, this new plant is adaptable and easy to grow. It's tolerant of most soils, even soggy ones, and will grow in sun or some shade. Six feet tall at maturity, Black Lace doesn't require pruning, although homeowners can cut it back after blooming if desired. A full-sized mature Black Lace is an impressive specimen for either formal gardens or casual backyard scenes. It can also be grown in a decorative container for the patio or deck.

Plant breeders work hard to develop useful new varieties like Black Lace. The Proven Winners brand carefully selects the most beautiful and easy-to-grow varieties so successful gardening is easy. After all, why should fashionable landscapes be reserved for expert gardeners? The rest of us deserve good design, too. Cold hardy and adaptable, Black Lace will thrive for years. It's an easy way to add durable style to your garden.

So are you ready to bring good design into your garden? It's worth the effort. After all, your yard is the biggest room in your house.

Black Lace is just one of over 50 colorful, easy-to-grow Proven Winners Color-Choice varieties. They're easy to find at your garden center — look for the plants in the white pots. To learn more, visit [www.colorchoiceplants.com](http://www.colorchoiceplants.com). ■



### REAL ESTATE TIPS:

## Avoiding a Bad Investment Is Easier Than You Might Think

By Jack Prendiville, Century 21 Thompson Real Estate

Human nature being what it is, none of us can get serious about the idea of buying a house without experiencing at least a few small twinges of worry. What we fear, of course, is making a mistake. And the mistake we tend to fear most is buying a “lemon” — a house that doesn't simply fail to satisfy our hopes but turns out to have so many flaws that it's a disastrously bad investment.

The good news is that the danger of getting stuck with a lemon of a house is one of the most easily avoided dangers in the whole universe of personal finance. Prospective homebuyers are protected in many ways, and they can further strengthen their defenses by taking a few simple, commonsensical precautionary steps.

The first of your protections is the fact that in many places sellers are required by law to make problems known to potential buyers — and are liable under the law if they fail to make adequate disclosure.

For obvious reasons, however, most of us prefer to steer clear of legal entanglements even when the law is on our side. In the housing market we do this by identifying problems before closing the deal. And identifying problems isn't necessarily all that difficult. Even a person who's not an electrician or plumber or construction expert often can identify areas of potential concern simply by being alert when visiting a house that's on the market.

It's a simple matter, for example to turn on faucets and showers to test water pressure. In a bathroom it's a simple matter to turn on the hot water both at the sink and the shower at the same time and the flush the toilet and watch for drastic drops in pressure or temperature. This is highly likely to produce evidence of whatever problems are lurking in the plumbing system.

Most homes should provide at least 200 amps of electrical power, and it's usually possible to confirm this simply by checking the numbers on the circuit-breaker panel. Check, too, for extra-heavy 220-volt outlets where they're needed for washer, dryer, and other heavy appliances — and for the grounded three-prong outlets needed for computers and power tools.

A house that's been standing for years but still has straight walls and ceilings and remains free of cracks and the stains that indicate leaks is likely to be structurally sound.

Are the basement walls damp — or even wet? Have termites left their calling cards — tubes or tunnels where the walls touch the ground or wood debris around baseboards?

Wherever you see such things, things that you wonder about because you don't understand them or wouldn't expect to find them in a completely sound structure, you can be confident that it's time for further examination. Keep an open mind about what that further examination might lead to, however. Things that can look like big trouble to the amateur eye sometimes turn out to be quite trivial when an expert checks them out.

The word “expert” is a crucially important one to remember. Ultimately, before closing on the house of your choice, you should have it inspected by a professional — one who has solid credentials and a solid reputation and whose work is guaranteed. Your purchase should be contingent on the results of the inspection. Your realtor can help you make all this happen, thereby reducing your risk to the vanishing point. ■



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## Girl Scouts Gear Up for Fall

By Michelle Drago

### Old Home Day Parade:

Make sure you wave to all the wonderful Girl Scouts in Loudon during this year's Old Home Day parade! We have finally reached a goal of producing our first float!

### Fall News:

With the school year fast approaching, it's time to think about joining and helping out the Girl Scouts! We need volunteers! Any adult, male or female over the age of 18, can become a volunteer. Grandparents, too!! We are especially in need of leaders.

### What troops and leaders do we have so far?

Currently, we have 5 active troops, but our 6th troop is in need of a leader and assistant.

We have 2 Brownie Troops: #300 run by Amanda Masse with Michele Paquette, and #45 run by Michele Holbrook with Lysa Crouch. Our third Brownie Troop, #2651, still has 7 girls in it, but former leader Heather Herter has moved on to the Junior level. That means that 7 girls are waiting anxiously for someone to take over their troop.

We have 2 Junior troops: #2641 run by Heather Herter with Darlene Conte, and #361 run by Samantha French. Troop 361 is in need of an assistant. And we have Cadette Troop #2356 run by Christine Campbell with Michelle Drago.

### So what's the age breakdown?

If your daughter, grand-daughter, or other special girl is entering kindergarten in the fall, she is eligible to join the Daisy Girl Scout program. Girls entering 1st, 2nd, and 3rd grade go into Brownies. Girls in 4th and 5th grade become Juniors, while girls in the middle school join Cadettes.

### In conclusion....

This year, I am hopeful of reaching my goal of having 7 troops in Loudon. In order to accomplish this, we will need either another Brownie Troop or a Daisy Troop. Of course, having both would be amazing!! That would bring us up to a record-breaking 8 troops!

Please consider joining our team! Without volunteers, these girls are missing out on priceless opportunities! Becoming a leader involves filling out an application, getting your references checked, registering (\$10.00 fee), taking Orientation, and taking 2 free training courses. Contact Michelle at

783-4685 or email at [moofns@comcast.net](mailto:moofns@comcast.net). You can also visit our booth at Old Home Day and at the Loudon Elementary School Open House.

Registration begins in September and the cost is \$10.00. Financial aid is available. Be on the lookout for flyers that will be sent home through the school. Or you can call our Registrar, Amanda Masse, at 783-0227.

### Camping Update

By Amanda Masse

Loudon Girl Scouts would like to thank Jim & Sandra Dymont and Robert & Pauline Haines for their generous donations of camping equipment to the Girl Scouts. The girls will be able to utilize this great equipment at our Outdoor Living Skills training, which we will hold on Sunday, October 15th.

This Outdoor Living Skills training will be for all the Girl Scouts of Loudon to begin teaching basic skills they will need to camp or be successful in the wilderness. We are looking for volun-

teers (must be 18 or older) to help out with teaching these skill centers to the girls. We will be covering equipment planning and packing, tents & tarps, basic first aid, knives, knot tying, campfires, outdoor cooking, how to stay safe in the woods, and compass skills.

After the girls have practiced the skills they will learn at this training and throughout the year, the entire Girl Scouts of Loudon will hold a Camporee event in the spring of 2007. We are continuing to look for used camping equipment (in good condition). We are looking for items such as camp stoves, tents, tarps, pots, pans or other camping supplies. We are hoping to gather equipment for any troop to utilize on their camping events.

If you are interested in volunteering to help with one of the skill centers mentioned above, and/or you have camping items that you no longer use and would like to donate, please contact Michele Holbrook by email at [troop45leader@yahoo.com](mailto:troop45leader@yahoo.com) or by phone at 244-0188. ■

### Patient Safety at Center of Concord Hospital's Efforts in Nationwide "100,000 Lives Campaign"

Concord Hospital was one of 3,000 hospitals nationwide to recently participate in the Institute for Healthcare Improvement's (IHI) 18-month campaign to reduce in-hospital deaths by implementing proven healthcare techniques. The overall result of the campaign, which ended June 14, was that hospitals nationwide prevented an estimated 122,300 avoidable deaths.

Concord Hospital implemented all of the following six IHI recommendations identified in the campaign:

- Deploy a special Rapid Response Team of clinicians to arrive at the first sign a patient's condition is worsening;
- Improve clinical outcomes for patients hospitalized for acute myocardial infarction (heart attacks) by delivering proven medical care such as administering aspirin and beta-blockers to stop further heart damage;
- Prevent adverse drug events (ADEs) by keeping accurate updated lists of patients' medications;
- Prevent central line-related blood stream infections (infections that occur when bacteria grows in a central venous catheter or line) by following five steps, including proper hand washing and cleaning a patient's skin with an antiseptic;
- Prevent surgical site infections by following a series of steps, including timely administration of antibiotics;
- Prevent ventilator-associated pneumonia (a lung infection that can happen to patients who are on ventilators — machines to help them breathe) by following four steps, including raising the head of a patient's bed between 30 and 45 degrees.

The most recent IHI recommendation implemented by Concord Hospital was the establishment of a Rapid Response Team, also known at the hospital as the STAT team. The STAT team, which includes a nursing supervisor and a respiratory therapist on the first-line team, may be summoned at any time by anyone in the hospital to assist in the care of a patient whose condition seems to be worsening and may lead to a more serious medical emergency.

"If the STAT team is called, they immediately arrive and that patient becomes their number one priority," said Anne Diefendorf, MS, RD, LD, director of quality assurance at Concord Hospital. "In essence, the STAT team helps prevent medical emergencies. The team is a great addition to the hospital, and we have gotten great feedback since its implementation this past January."

To learn more about Concord Hospital's quality and safety measures, visit [www.concordhospital.org](http://www.concordhospital.org) or [www.nhqualitycare.org](http://www.nhqualitycare.org) or call Concord Hospital's Quality Assurance Department at (603) 227-7000, ext. 7245. ■

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## The American Legion Post 88 Loudon

By Charles Bourbeau, Post 88 Historian

Post #88 was founded under a temporary charter on January 18, 1946. Eighteen officers held their first meeting on February 18, 1946 at the Loudon Surprise Grange.

At the first meeting officers were installed. Officers of the American Legion hold equal rank. Each has job descriptions and responsibilities to the post and community. The post Chaplain for instance keeps up with sick members with cards and visits also sends condolences to the family of deceased members.

Over the years, the Post 88 has sponsored many youth activities, such as obtaining the charter of the Boy Scouts of Loudon. Post #88 has also sponsored

students to Boys and Girls State where they learn how government works. The Post has also sponsored the State Oratorical Competition. Since the beginning Post #88 and the town have worked together on many events involving the youth of Loudon.

Post #88 has also made available its hall, for many town related events, such as Bingo, Monte Carlo Night also Breakfast with Santa and Match Box Derby races.

The Post has been and continues to be available for family events and receptions such as weddings, birthday parties and family gatherings. In the past the post has hosted a fair and today Old Home Day is located beside the

American Legion Hall, a breakfast for the event is held in the Hall.


Memorial Day events were one of the first activities established from the first official meeting of Post #88. The parade starts off at the American Legion Hall and ends at the Loudon Congregational Church Cemetery.

The Post members who have served the post and community for 50 years or

more these members have received a personal letter and certificate of thanks from the President of The United States.

Persons who have served their country are always welcome to join and help us serve the community. Post #88 members meet at the Legion Hall on the third Wednesday of the month at 7:00 p.m. Please join us! ■

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## Schedule of Events

(Check the Old Home Day Booth for an updated Schedule)

### Friday Evening, August 11, 2006

**4:00** .....Set-up of grounds

**6:30-10:00** .....Vendors are welcome to set-up

### Saturday, August 12, 2006

**6:30-10:30** .....American Legion Breakfast

**8:00** .....Baking Contest entries due in (under the blue tarp)

**8:30** .....Baking Contest Judging

**9:45** .....Motorcycle/Antique Car Parade

**10:00** .....Grand Parade Begins

Pony Rides Begin

**10:45** .....Opening Ceremonies / National Anthem

(Sung by Tracy Dow)

Invocation - Pastor Jeff Owen

(Faith Community Baptist Church)

Poster Contest Winner Recognition

Citizen of the Year Recognition

Baking Contest Results

**11:00** .....Horseshoe Tournament Begins

Alicia's School of Dance (Inside the Legion Hall)

Kids Games Begin

Trolley Rides

### Reptiles on the Move

**11:30** .....Tractor Pull Begins

**12:00-12:30** ....**Todd Wellington Professional Silly Person**

**12:00-3:00** .....American Legion Bingo

**12:30** .....Grand Parade Awards

Antique Auto and Street Rod Awards

Register for Bike and Baby Carriage Parade at Fire Station

**1:00** .....Bike and Baby Carriage Parade and awards at the Gazebo

**1:30** .....Karate Demo **Bodyworks Karate School**

**2:45-3:30** .....Music By **Stray Dog**

**3:30-6:00** .....BBQ Chicken Dinner - \$8.00/Adults; \$5.00 Under 10  
available at the Old Home Day Committee Booth

**3:30-5:30** .....Karaoke by Ed Swist

**5:30** .....**Vegas Magic Review**

**7:00-11:00** .....Street Dance Featuring **The Bobbie Lynne Cote Band**

**9:00** .....Fireworks Display

LOHDA 50/50 Raffle Drawing after fireworks





# Loudon's Very First Old Home Day

*With special thanks to Pauline Locke for providing this historical piece.*

*Note: This article was taken from an unknown publication provided by Pauline Locke. If anyone knows where it may have been from, please let us know.*

It has been mentioned in these columns that the committees were working hard to make a success of the first "Old Home Day" but the response of the sons and daughters at home and from abroad exceed their fondest expectations. A success in every way. We can only briefly outline the program in this issue. It would take a volume to contain an account of all the enthusiastic meetings and greetings of old time friends who had not met for many years.

Among the most pleasant of the events was the reception tendered. Miss Annie M. Osgood who occupied a seat of honor in the door of the hall where she was greeted by her many friends in the intervals during the speeches. Miss Osgood's remark that "she could enjoy sitting there until midnight" was considered about as a great compliment as could be bestowed on the whole occasion.

The morning parade contained the following: Loudon Center Grange, decorated four horse team filled with young ladies and other members of the Grange; Old fashioned "shay" trimmed in colors, with masked drivers; several finely decorated teams; hay rack drawn by oxen representing farm outfit of 1814 containing wooden plow, spiked toothed harrow, scythe, hand rake and two tined fork; Team representing 1914, containing 24 modern farm implements; "calf cart," team consisting of

home made cart and two pet calves; "Elsie" and "Sybil" driven by James Dimond Osgood, age 7. The passengers consisted of James's three sisters, Lucy, Agnes and Alice, and two brothers, Jonathan and William, and their little cousin, Edith Osgood, age 5 from Medford, Mass.

Following the forenoon exercises was the bountiful dinner in Grange Hall. Over three hundred people were served and two hundred more partook of the 6 o'clock supper.

The afternoon program consisted of Address of Welcome, A.L. Osgood, President of the Day; Response, Hon. Natt Martin, Concord; Address, Hon. A.L. Felker, State of Secretary of Agriculture; Town History, Mr. Samuel Cate; original poem by Miss Annie Osgood and read by Miss Ida Sleeper; Song "Home Sweet Home" accompanied by Pittsfield American Band; Sketch of old time people, customs and dress by Mrs. Punchard; Interesting paper by Prof. Jacob Sanborn, a distinguished educator and native of the town. "Old Home Song," tune of Juanita, adapted from a New Hampshire song, printed souvenirs of this song were distributed through the large audience who joined in the singing to band accompaniment making music worth of the "Old Home Town." Address, Hon. Calvin Page of Portsmouth; original poem by Mrs. Martha Osgood Bean of Lowell, Mass., and read by Miss Alice Clough of Loudon.

Following this were several impromptu speeches including a brilliant short address by Rev. Burton H. Tilton of Somersworth, Mr. Vinton

Sleeper from the West, James Harrington of Littleton, our popular townsman J.F. Greene, and Prof. J.W. Sanborn of Gilmanton.

Among the out of town visitors were noted Mr. and Mrs. Jeremiah Clough of Canterbury, Mrs. Charles Kendall and daughter, Miss Annie Kendall of Concord, Mr. and Mrs. Chapin H. Osgood and son, Harold of Medford, Mass., Miss Rose Croucher from Medford and scores of guests from the neighboring towns.

The evening consisted of an Old Folks concert, followed by a most enjoyable social promenade concert.

Too much cannot be said in praise of both functions. The personnel of the Old Folks concert chorus was as follows: A.L. Osgood, Leader; Mrs. Nellie Megrath, pianist; sopranos: Miss Mabel Osgood, Mrs. Charles Osborne, Mrs. Frank Kenney, Mrs. True and the Misses Hazel Moore, Augusta Dohlgren, Mildred Greene and Helen Kenney; altos: Mrs. William Tasker, Mrs. J.E. Sanborn, Mrs. Hiram Cate, Mrs. Moore and Mrs. Ora D. Osgood; tenors: Stephen Weeks, Charles Osborne, J. Newlin Bowers and Jasper Smith; basses: Daniel Moore, A.L. Osgood, J.F. Greene and Ed Rand. The programme was as follows: Home Again Chorus Mount Zion Chorus Solo, The Old Church Bell, Mrs. William Tasker Reading Selected, Beatrice Alrin The

Dearest Spot on Earth, Chorus Solo; My Grandma's Advice, Helen Kenney. Reading, When Pa was my Age, Robert Towle. John Brown Chorus Solo and chorus, Old Folks at Home, Stephen Weeks. Reading The Blackberry Girl, Lucy Osgood. Solo and chorus, Cousin Jedediah, Mildred Green. Solo Silver Bells of Memory, Mrs. O.D. Osgood. Reading When You Were a Boy; Mildred Green. Duet, My Old New Hampshire Home; Mrs. O.D. Osgood and Stephen Weeks Jerusalem. Chorus Auld Lang Syne Chorus and Audience. Many numbers were encored. Little Lucy Osgood in old time costume (including "pantalets") made a decided hit reciting the 24 stanzas of "The Blackberry Girl" and gave for an encore one of her first learned pieces "The Bird Lesson." The old time "curtseys" as well as the songs were well rendered by the young soloists, Misses Greene and Kenney and called forth much applause. Mrs. Osgood and Mr. Weeks in their solos and duet were also obliged to respond to encores. At the close of the concert Daniel Moore, called for a rising vote of thanks to the committee and president of the day which was unanimously responded to by the large audience. The cash receipts covered expenses and left something over and there is no doubt that Loudon Old Home Day will be a permanent institution. n

## Old Home Day Bike Parade sponsored by LES PTA

It's time to get out your bikes, wagons, and strollers and get creative!

This year, Loudon goes Hollywood and the themes for the bike parade are: *Bug's Life*, *Barnyard*, *Pirates of the Caribbean*, and *The Sponge Bob Square Pants Movie*. Registration begins at the Fire Station at 12:15, judging takes place at 12:45, and the Parade down Village Road to the Gazebo begins at 1. No motorized vehicles; please wear your helmet! If you have any questions, call Alicia Grimaldi at 435-5193.

The annual Loudon Old Home Day antique and classic car, truck, and motorcycle parade and show will take place on Saturday, August 12th. Line up begins at 9:00 A.M at Capitol Fire Protection on North Village Road. The parade will begin at 9:45 A.M. just in front of the grand parade at 10:00. There will be four classes in the car truck division and three classes in the motorcycle division. For more information contact Jean Lee at 798-4346 evenings or 798-4541 days.

## GET READY FOR THE LOUDON OLD HOME DAY BAKING CONTEST!!!

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**ALL CHILDREN'S ENTRIES — YOU MAY USE MIXES, CANNED FROSTING OR CANDY. PLEASE USE DISPOSABLE CAKE PLATES OR SOMETHING YOU DON'T WANT BACK.**

**DROP OFF BY 8:30AM UNDER THE BLUE TARP AT LOUDON'S OLD HOME DAY, SATURDAY, AUGUST 12TH**

ANY QUESTIONS PLEASE CALL SAMANTHA FRENCH @ 783-4601.

# RECREATION DEPARTMENT NEWS

By Kris Tripp



From the July 5 Community Fun Night with T-Bone!  
T-Bone Kids: Loudon kids help sing a song about fiends.



T-Bone and the kids singing and dancing!

## Community Fun Nights Continue!

If you missed the first in our Community Fun Night series, have no fear because we have plenty more coming your way!! We hope to see you at the following events:

- Wednesday, August 2nd — *Ice Cream Social and Family Fun*
- Wednesday, August 9th — *The Army Band*

All events are held at the Loudon Recreation field and are free of charge! Bring a chair or blanket and enjoy the fun.

## Make A Difference in Your Community!

Want to be in on the action? The Loudon Recreation Committee meets on the first Monday of every month at Charlie's Barn. Our September meeting is scheduled for Monday, September 4th at 7:00. Please note, date may change due to the holiday — for additional information please contact the Recreation Committee Chairperson, Becky Osgood at: 798-3361. We hope to see you there! ■



Dale Gregory (right), daughter of Nevers Band Conductor Doug Osborne and Loudon children's librarian, leads the kids in the "Children's March" at Community Fun Night's Never's Band Concert on July 19.



Nevers Band Conductor Doug Osborne introduces the next song. Mr. Osborne taught music at MVHS for many years and several members of the audience had played in high school band under his direction.



Members of the audience enjoy the "Children's March."

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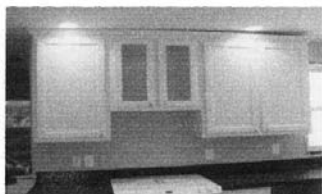


Learning to dance the hula at the T-Bone show, July 5, 2006.

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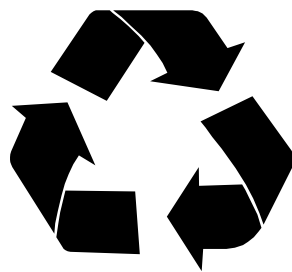


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## Recycling Batteries

By Karen Thurber

One of our most relied upon household items is the battery. Batteries power everything from cars to cameras. Unfortunately, when lead-acid batteries and rechargeable batteries are disposed of improperly our environment becomes contaminated with heavy metals such as mercury, lead, cadmium, and nickel.

Loudon Transfer Station recycles lead-acid batteries and rechargeable batteries. Lead-acid batteries are found mainly in cars, boats, motorcycles and lawn mowers. A typical lead-acid battery contains 60–80% recycled lead and plastic. These batteries can be deposited in the small shed located near the glass recycling area.

Recycling rechargeable batteries is important because 80% of them contain Nickel cadmium, a known human carcinogen and therefore need to be disposed of properly. Rechargeable batteries are commonly found in cellular phones, cordless phones, cameras, cordless power tools, and toys.

The Loudon Transfer Station recycles three types of rechargeable batteries. Nickel Cadmium (Ni-Cd), Nickel Hydride (Ni-MH), and Lithium Ion (Li-ion) batteries are all recyclable. Rechargeable batteries can be dropped off in the Transfer Station office. Small lead acid batteries found in watches and hearing aids can also be recycled in the Transfer Station office.

Standard household alkaline batteries, AA, AAA, C, D, and 9-volt batteries are now made with low toxicity components making them safe to dispose of in your normal trash. However, you can save yourself money and reduce the amount of batteries in the landfill by using and recycling rechargeable batteries. ■

## Boating Education Class Schedule

The Department of Safety, Boating Education recently scheduled additional boating safety courses for the upcoming months. There is a \$10.00 non-refundable fee per person for the class and because of the limited seating pre-registration is required, Call (603) 267-7256 or (888) 254-2125 to pre-register. Seating is still available in the following courses:

### ONE FULL-DAY SESSION (Saturday)

08/05/06	9:00 a.m.–4:30 p.m.	Winnisquam Marina, Winnisquam
08/12/06	9:00 a.m.–4:30 p.m.	Rochester Police Department, Rochester
08/19/06	9:00 a.m.–4:30 p.m.	Hooksett Public Library, Hooksett
08/19/06	9:00 a.m.–4:30 p.m.	Ossipee Town Hall Bldg., Ossipee
09/02/06	9:00 a.m.–4:30 p.m.	Winnisquam Marina, Winnisquam
09/16/06	9:00 a.m.–4:30 p.m.	Hooksett Public Library, Hooksett
09/16/06	9:00 a.m.–4:30 p.m.	Ossipee Town Hall Bldg., Ossipee
10/07/06	9:00 a.m.–4:30 p.m.	Winnisquam Marina, Winnisquam
10/14/06	9:00 a.m.–4:30 p.m.	Squam Lakes Association, Holderness
10/14/06	9:00 a.m.–4:30 p.m.	Ossipee Town Hall Bldg., Ossipee
10/21/06	9:00 a.m.–4:30 p.m.	Hooksett Public Library, Hooksett
10/21/06	9:00 a.m.–4:30 p.m.	Rochester Police Department, Rochester
11/18/06	9:00 a.m.–4:30 p.m.	Hooksett Public Library, Hooksett
11/18/06	9:00 a.m.–4:30 p.m.	Ossipee Town Hall Bldg., Ossipee

### TWO-DAY SESSION (weeknights)

08/14/06 & 08/16/06	6:00–9:30 p.m.	Prospect Mountain High School, Alton
08/15/06 & 08/17/06	6:00–9:30 p.m.	Bedford Police Department, Bedford
09/11/06 & 09/13/06	6:00–9:30 p.m.	Bedford Police Department, Bedford
09/25/06 & 09/27/06	6:00–9:30 p.m.	Derry Running Brook Middle School, Derry
10/16/06 & 10/18/06	6:00–9:30 p.m.	Bedford Police Department, Bedford
10/23/06 & 10/25/06	6:00–9:30 p.m.	Derry Running Brook Middle School, Derry
10/23/06 & 10/25/06	6:00–9:30 p.m.	Sunapee Middle High School, Sunapee
11/13/06 & 11/15/06	6:00–9:30 p.m.	Derry Running Brook Middle School, Derry
11/13/06 & 11/15/06	6:00–9:30 p.m.	Bedford Police Department, Bedford
12/11/06 & 12/13/06	6:00–9:30 p.m.	Bedford Police Department, Bedford
12/11/06 & 12/13/06	6:00–9:30 p.m.	Derry Running Brook Middle School, Derry

## Selectmen's Minutes — Tuesday, June 13, 2006

*Present:* Selectman Bowles, Maxfield, and Ives.

*Also present:* Police Chief, Code Enforcement/Compliance Officer Bob Fiske, Planning Board Chairman Tom Dow, Planning Board member Bob Ordway, Zoning Board Chairman David Powelson, and Deputy Fire Chief Rick Wright.

Chairman Bowles called the meeting to order at 6:30 p.m.

*Selectman Ives moved to approve the Meeting Minutes of Tuesday, June 6, 2006 as presented. Seconded by Selectman Maxfield. All in favor. Motion carried.*

Chairman Bowles opened Board of Permit.

Bob Ordway discussed Wiggins Road. He stated there have been concerns regarding the status of Wiggins Road once Cross Brook Road is repaired. Chairman Bowles said he felt this was not a Board of Permit issue. He said it was a Selectmen and Road Agent issue to work with DES to do whatever it takes to put the area in question back so it is passable. Discussion ensued regarding the old bridge on Wiggins Road. Chairman Bowles stated the Board would address Wiggins Road issues at the appropriate time. Mr. Ordway discussed the trail system in this area. Selectman Maxfield asked about the bridge on Shaw Road that the Snow Shakers put in. Tom Dow stated the Snow Shakers could work with the Selectmen regarding Wiggins Road at the appropriate time.

Bob Fiske presented four Hawker's and Peddler's applications as follows:

*Speedway Sports Park on Route 106.* This application is for three Vendors to be parked out front as has been done for the past three years, during July 8–17, 2006 and September 9–18, 2006. All paperwork is in order.

*Renewal for New Hampshire International Speedway.* This application is for the Vendors in the parking lot near the Big Apple convenience store as well as all Vendors' in the interior of the Race Track. Mr. Fiske stated the Vendor list would be supplied by NHIS once it has been finalized.

*Sunnyside Maples for Sprint COW Tower.* All the appropriate paperwork is in order and the FCC license is in place. There is a change from last year and this application is for July, August, and September. They are not asking for October this year.

*Boar's Tavern.* Mr. Fiske stated this application is for June 14–July 14, 2006 for

a temporary permit for controlled outdoor eating and drinking atmosphere during daylight hours only. There will be no outdoor music or entertainment without prior approval from the Town. Mr. Fiske read a letter submitted by one of the owner's of Boar's Tavern. Discussion ensued regarding the new door that would be installed for emergency egress for this new use. Discussion ensued regarding this being only during daylight hours on a temporary basis. Deb Zarges was recognized as an abutter. Mrs. Zarges stated the letter she received from Boar's Tavern stated it would be a permanent outdoor atmosphere. She went on to express her concerns regarding noise and disturbance issues that she has had in the past as well as currently and stated she is concerned that it will only get worse with this new use. Chairman Bowles discussed his concern regarding the current noise issues and questioned if allowing this to be permitted would only increase the issue. Matt Alosa of Boar's Tavern said there have not been any bands since last September, nor has he had any complaints since late last summer. He went on to say this request is for a couple of picnic tables without outdoor entertainment and he did not see how this would create any additional noise. Mr. Alosa said he feels they are doing everything to be good neighbors. Selectman Maxfield asked about where the music comes from if there have been no bands since September. Mr. Alosa stated they do have a jukebox that has only two speakers and he does not feel would cause an issue. Selectman Ives asked if Mr. Alosa would be looking to have this be a permanent thing. Mr. Alosa said they are planning on going before the Planning Board for permanent approval but were advised to come before the Board of Permit for the temporary approval due to timing issues. Mr. Ordway stated Mr. Alosa had come before the Planning Board for a discussion and asked what would be required to file an amended site plan and was given the filing date deadlines to get on the agenda. Mr. Alosa did not file his application with the Planning Board to get on Thursday night's agenda and Mr. Ordway said he does not feel a Hawker's and Peddler's permit is the right way to go about this. Mr. Ordway said if Mr. Alosa had gone about this the proper way, through the Planning Board they would not have to be

*Selectmen — cont. on 18*

**Deadline for the September issue  
of "The Loudon Ledger" is  
Friday, August 18.**

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**Selectmen — cont. from page 17**

doing a patch job to get it through. He went on to say this is not the proper public forum for this type of approval and it should be done the correct way. Shea Gaboriault stated she felt it was better to get a temporary permit, prove that there will be no problems, and then go for permanent approval. Mr. Ordway stated he felt this permit should have to go before the Planning Board. Mr. Fiske said if the Hawker's and Peddler's application is approved it would be valid for 30 days, a temporary permit. Mr. Dow said he felt based on Mrs. Zarges' comments there is not much Boar's Tavern could do to change her position. He stated he wanted to see them come in before the Planning Board with a complete site plan. Mr. Dow said he had talked with Mr. Ordway regarding this situation and because he was lead to believe it was going to be temporary, he felt it would work as a Hawker's and Peddler's application. Now he is being told they are looking for a permanent approval in the future if everything works out during the thirty days of the Hawker's and Peddler's permit. Mr. Ordway stated there is not enough time for Mr. Alosa to meet with the Planning Board for review before the July Nextel Race. David Powelson stated he felt Mrs. Zarges had not had a chance to give her comments based on a thirty-day trial period that her comments appeared to be regarding permanent approval. Mrs. Zarges said she is concerned that if a temporary permit is allowed it will mean that a permanent approval would be almost a sure thing and she would not have the chance to have her say in the matter at that point. The Board assured Mrs. Zarges that she would have the opportunity to voice her concerns again. Mrs. Zarges stated if the Board wanted to approve the temporary permit she would deal with it, she does not like it, but she also does not want any repercussions from her concerns. Chairman Bowles suggested putting a set time of hours of operation for this permit. Mr. Dow stated he felt the business needed to have the opportunity to prove itself. The Board agreed the time the controlled outdoor eating area will closed is 8:30 p.m.

Mr. Fiske advised the Board he had met with FEMA last week and Emergency Management Director Sigrid Little has been given the brochures for residents from FEMA.

Chairman Bowles closed the Board of Permit and reconvened the Selectmen's Meeting.

Ray Cummings was recognized from the audience.

Mr. Cummings stated he is the owner of the building which Boar's Tavern is situated and he was lead to believe that the Planning Board was approving the application, that is

why he approved the new door. He stated he felt that he as the owner of the building should have had input. The Board stated they wished Mr. Cummings had spoken up during the discussion.

The Board met with Police Chief, Code Enforcement Officer Bob Fiske.

Chairman Bowles stated for the record four pistol permits were submitted for signature and approval.

The Board met with Deputy Chief Rick Wright.

Selectman Maxfield asked how things were going at the Fire Department. Deputy Chief Wright stated things were improving.

Selectman Maxfield asked about the status of the Coke truck. Deputy Chief Wright stated Chief Burr made an offer and has not heard anything yet.

The Board began their review of weekly correspondence.

The Board received weekly expenditure reports.

The Board received correspondence from Engineer Judy Houston regarding the Septage Lagoons renewal application comments.

The Board received a letter from DES regarding the 2005 Landfill Post-Closure Report.

The Board received the groundwater monitoring results from Judy Houston.

The Board received updated flood assistance information.

The Board received a copy of the driveway drainage plan from Roy Buttrick for Deedee Maratea's property on Berry Road. The Board will forward this plan to Engineer Tony Puntin for his review.

The Board received information from the Capital Area Public Health Network.

The Board received copies of the Planning Board agenda for Thursday, June 15, 2006.

The Board discussed the request for a Bailey bridge for Cross Brook Road.

Selectman Maxfield stated he and Selectmen Ives presented the 2006 NHIS/Town of Loudon Scholarships at Merrimack Valley High school last Thursday evening. The total amount awarded was \$28,000.00 to Loudon High School seniors. Selectman Maxfield thanked the Bahre family for their generosity. Selectman Maxfield thanked the Scholarship Committee members for their efforts.

*Selectman Ives moved to adjourn the meeting at 7:43 p.m. Seconded by Selectman Maxfield. All in favor. Meeting adjourned.*

*The Loudon Board of Selectmen  
Dustin J. Bowles, Selectman  
Roger A. Maxfield, Selectman  
Steven R. Ives, Selectman*

## Selectmen's Minutes — Tuesday, June 20, 2006

*Present:* Selectman Bowles, Maxfield, and Ives.

*Also present:* Road Agent David Rice, Emergency Management Director Sigrid Little, and Fire Chief Jeff Burr.

Chairman Bowles called the meeting to order at 6:30 p.m.

*Selectman Maxfield moved to approve the Selectmen's Meeting Minutes of Tuesday, June 13, 2006 as printed. Seconded by Selectman Ives. All in favor. Motion carried.*

The Board met with Road Agent David Rice.

Mr. Rice advised the Board they are moving forward with work on the grader.

Mr. Rice stated the Highway Crew had been patching and grading. Chairman Bowles stated Tad Flagg had unplugged the culvert on Old Shaker Road over the weekend. Mr. Rice said the culvert would be delivered next week. Discussion ensued regarding how long the road would have to be closed for the culvert replacement. Selectman Maxfield asked about the culvert on School Street. Mr. Rice stated the beavers are creating the issue on School Street. He said the traps would be set.

Selectman Ives discussed new construction on Lovejoy Road. He asked if there were concerns or issues regarding the road. Mr. Rice stated the issues that occurred during the winter were taken care of by the Highway Department. He said they re-dug the ditch on the side of the road and filled it with rip rap. Mr. Rice went on to say he felt Mr. McNeil would end up with a sediment pond at the bottom with rock in it to catch stuff before it crosses through the culvert.

Selectman Maxfield thanked Mr. Rice for cleaning up the Veteran's Memorial.

The Board met with Emergency Management Director Sigrid Little.

Mrs. Little stated it appeared that there were some misunderstandings regarding her role as Emergency Management Program Director with some of the other Department Heads. Mrs. Little provided the Board with copies of the RSA relative to the position and what the Program Manager's job is suppose to be. She said she would like to have the Board review this information and then sit down together to discuss and clarify any questions about her position. Mrs. Little said she had spoken with the security department at NHIS and they seemed to think Bob Fiske would resent having the Emergency Management Director up there gathering information. Mrs. Little provided the Board with copies of trainings and classes that she has been taking. Chairman Bowles said the Board would look the information over and try to meet with her. Mrs.

Little advised the Board the first meeting with the Consultant she hired for the Emergency Management Grant would be Friday, July 7, 2006 from 10:00 a.m.—12:00 p.m. at the Fire Department. Mrs. Little discussed the two grants that the Town has been awarded for Emergency Management.

The Board met with Fire Chief Jeff Burr.

Chief Burr discussed the Capital Area Public Health Network relative to the pandemic agreement. He stated currently the Town of Loudon meets most of the requirements of this agreement and by becoming part of the agreement, the Town will be eligible for grant money to cover costs associated with his time as well as Emergency Management Director Sigrid Little's time or resources associated with this program. Chief Burr stated there is only one thing the Town has to do on its own but the CAPHN has agreed to work with the individual towns involved. He stated the grant money, up to \$2,600.00, would be a reimbursement to the Town for the time spent and resources used on behalf of this project by the Town. Discussion ensued. *Selectman Maxfield moved to accept a grant up to the amount of \$2,600.00 from the Capital Area Public Health Network to facilitate regional planning for the pandemic flu and authorize the Chairman to sign for the Board and to sign a memorandum of understanding indicating participation in the planning process and authorize the Chairman to sign for the Board. Seconded by Selectman Ives. All in favor. Motion carried.* The Board thanked those involved in this project for their time and effort.

Chief Burr advised the Board that the Federal Government has required that by the end of the year entities that want to receive Federal Grants must participate in the National Incident Management System. This requires the Selectmen's participation. Chief Burr said one of the requirements is to participate in test taking to be eligible for the grants. He stated that he has been taking the tests online and Road Agent David Rice will need to also take the tests. Chief Burr stated he felt the Selectmen needed to meet with him so that he can show the Board what is expected of the Town and show the testing site online. He also said there are classroom settings available for those who do not wish to test online. Chief Burr stated he felt all three Selectmen had to each take the test required. Discussion ensued.

The Board began their review of weekly correspondence.

The Board received copies of the 2006 NHIS/Town of Loudon Scholarship recipi-

*Selectmen — cont. on 19*

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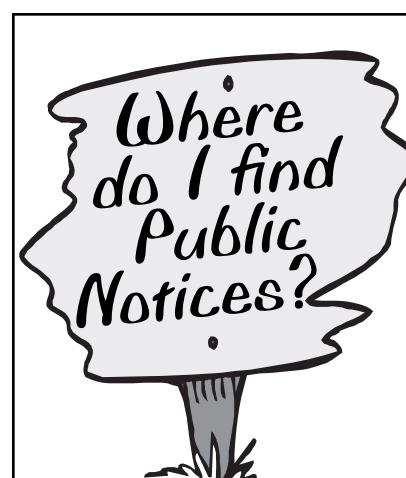
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## Notices for all Public Meetings are posted at the following sites:

- **Town Office**
- **Maxfield Public Library**
- **Beanstalk Store**
- **Ivory Rose/USPS**
- **Transfer Station**
- **Web Site**

*Selectmen — cont. from page 18*

ent list. Chairman Bowles stated the Town cannot thank the Bahre family enough for their support to Loudon students wishing to further their education and for all they do for the Town. The Board thanked the Scholarship Committee for their efforts.

The Board decided to cancel the Tuesday, July 4, 2006 Selectmen's Meeting due to the holiday.

The Board discussed the need to hold a public hearing to accept the Emergency Management grant in the amount of \$6,000.00 to hire a consultant to revise the Town of Loudon Emergency Response Plan. The public hearing is scheduled for Tuesday, July 18, 2006 at 7:00 p.m.

The Board received a copy of a consultant waiver and authorization from DOT regarding the Chichester Road Bridge.

The Board received a preliminary scope and fee approval from DOT for the Chichester Road Bridge as well as the application for State Aid for bridge replacement.

The Board received the April and May ESMI compliance reports.

The Board received information from State of NH Forest and Lands Division that the new Forest Ranger for Loudon is Douglas Miner.

The Board discussed the meeting scheduled for July 7, 2006 with Emergency Management Director Sigrid Little. The Board advised Mrs. Little that the public hearing to accept the funds to pay the consultant is scheduled for Tuesday, July 18, 2006 at 7:00 p.m. The Board wanted to be sure the consultant hired for the project was aware that no funds could be paid until the \$6,000.00 grant money had been accepted at the public hearing. Discussion ensued regarding the process of the public hearing.

The Board received several Scholarship thank you notes for review.

The Board received copies of the June 22, 2006 ZBA agenda and the June 15, 2006 draft Planning Board minutes.

The Board discussed the inquiry from Bob Fiske regarding who would be signing off on the gravel road (Terry Drive Extension) as the house is ready for a CO. The Board will look into this issue.

The Board received copies of the top 25 taxpayers list for their review.

Selectman Maxfield discussed the Utility Assessments and the proposal from Cross Country Appraisal Group for the Utility Assessments. He stated that George Sansoucy has been doing the Utility Assessments for more than ten years and has participated in two lawsuits to make Public Service Company and Seabrook Power Plant responsible for their taxes and won. Selectman Maxfield stated Mr. Sansoucy has agreed to provide the Town with any detailed information on the Utility Assessments and his bid for this year is \$4,200.00 and Cross Country Appraisal Group's bid was for \$5,200.00. Chairman Bowles said he has no problems with keeping George Sansoucy's office for Utility Assessments as long as they provide the supporting documentation on the assessments as well as review the cell tower assessments. *Selectman Ives moved to award the Utility Assessment contract to George E. Sansoucy in the amount of \$4,200.00. Seconded by Selectman Maxfield. All in favor. Motion carried.*

Selectman Ives moved to adjourn the meeting at 7:34 p.m. Seconded by Selectman Maxfield. All in favor. Meeting adjourned.

*The Loudon Board of Selectmen  
Dustin J. Bowles, Selectman  
Roger A. Maxfield, Selectman  
Steven R. Ives, Selectman*

**Selectmen's Minutes — Tuesday, June 27, 2006**

*Present:* Selectman Bowles, Maxfield, and Ives.

*Also present:* Road Agent David Rice.

Chairman Bowles called the meeting to order at 6:30 p.m.

*Selectman Ives moved to approve the Selectmen's Meeting Minutes of Tuesday, June 20, 2006 as presented. Seconded by Selectman Maxfield. All in favor. Motion carried.*

The Board met with Road Agent David Rice.

Mr. Rice advised the Board the grader repairs are complete and it is working well.

Mr. Rice said the culvert for Shaker Road has not come in as of yet.

Mr. Rice advised the Board the Highway Crew would be sweeping on Lower Ridge Road where the washout occurred. Chairman Bowles asked that Mr. Rice take care of the bridges on Lower Ridge and Ridge Road and cut back the brush. Selectman Ives advised Mr. Rice that he might want to sweep Wales Bridge Road also.

The Board began their review of weekly correspondence.

The Board received weekly expenditure reports for review.

The Board received information from DRA on the process for emergency spending. The Board agreed they would meet with DRA to discuss this issue.

The Board received a memo from Tony Puntin regarding his recommendations for D. Maratea's driveway on Berry Road. The Board will forward this information to Ms. Maratea and/or Roy Buttrick.

The Board received a copy of an e-mail from Engineer Judy Houston to DES regarding the Landfill Post Closure report for 2005. Discussion ensued regarding the Landfill inspection date as well as the well testing schedule.

The Board received a memo from Engineer Judy Houston to DES regarding the Septage facility Permit renewal. Discussion ensued regarding the septage lagoons.

The Board received a letter from Robert Berry of DOT regarding Bailey Bridges for Cross Brook and Chichester Road. Discussion ensued regarding the Town being eligible for 80% State Bridge Aid and the Town being responsible for the remaining 20%. Chairman Bowles stated test boring would be conducted at Chichester Road on Thursday and test boring on Cross Brook Road if time allows on Thursday as well. He said it is his understanding that the Engineers will be sending out bid specs for the two proposed projects next week. Discussion ensued regarding the bidding process in Town, funding and the meeting with FEMA.

The Board received correspondence regarding the telephone lines at the Town Hall. Due to new regulations with voting, the Supervisors of the Checklist are required to be online with the State during elections.

The Board received copies of hourly rates effective July 1 for part-time Library personnel. The Board will review this information, as it does not appear to fall in line with the 4% that was approved.

The Board received a letter from Mr. Earl Tuscon requesting to withdraw his application for Discretionary Preservation Easement due to the 10% penalty if they were to remove the Easement at a later date. *Selectman Maxfield moved to allow Earl and Alice Tuscon to withdraw their Discretionary Preservation Easement application that the Selectmen had previously approved. Seconded by Selectman Ives. All in favor. Motion carried.*

The Board received copies of the 2006–2007 preliminary Assessment from Merrimack Valley School District for the Town of Loudon in the amount of \$6,648,402.00.

The Board received a letter from Speedway Sports Park regarding the overnight parking for race events as required under the Planning Board approval. The Board stated the property owners have been very good tenants.

The Board received a request from the Loudon Communications Counsel to encumber \$3,400.00 from the 2006 budget to use in fiscal year 2007. Discussion ensued regarding funding for the *Loudon Ledger*. Ray Cummings stated the request could be adjusted to \$2,550.00 as the bill for the current *Loudon Ledger* has been paid. Discussion ensued regarding the Communications Council website. The Board will take this under advisement at this time and discuss this request with DRA when they meet.

The Board met with Linda Purington and Donna Austin of School Street regarding School Street.

Chairman Bowles stated Bob Fiske was supposed to attend tonight's meeting but submitted a memo instead.


Ms. Austin discussed the construction on School Street and stated she understands the construction is necessary and the safety of the children comes first; however, the one-way on School Street has affected her business. Ms. Austin stated due to the current detour to get to her property she is losing business. Mrs. Purington stated she has not seen any buses dropping off children since the start of the summer reading program. Chairman Bowles stated buses do not trans-

port the children to the summer reading program; it is up to the parents. Mrs. Purington stated she felt the parents could be getting close enough to the building to drop off the children safely without the road having to be one-way. Chairman Bowles stated that although having School Street as a one-way street through to the end of construction is not the best for everyone; the Board feels it is in the best interest of the Town. Ms. Austin discussed the option of having the one-way on School Street be during the summer reading program hours with additional police patrols and allow it to be open for two-way traffic during the remaining hours of the day. Chairman Bowles stated he would talk with Bob Fiske. Selectman Maxfield stated they had looked at scheduling it to be one-way for certain hours during the week but it was too confusing so the Board made the decision to post it a one-way until the construction is complete. The Board will address issues with Fred Regan from Merrimack Valley School District relative to the fence and plowing this winter. Chairman Bowles advised Ms. Austin and Mrs. Purington they would be getting a letter from the Board advising them of the Board's decision after discussion with Mr. Regan and Mr. Fiske. Mrs. Purington asked that the Board consider having School Street completely open on the weekends. The Board stated due to confusion, they do not feel it is in the best interest of the Town.

The Board continued their review of weekly correspondence.

The Board received copies of the Emergency Management Program Manager's job

*Selectmen — cont. on 20*



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## Selectmen — cont. from page 19

description as requested. When Mrs. Little met with the Board last week, only one copy was provided.

The Board received copies of training certification sheets for classes completed by Fire Chief Jeff Burr. Selectman Ives stated he had taken the NIMS test as required for the Town to continue to be eligible for federal grant monies.

The Board received a letter from Denyse Merullo regarding subdivision road bond issues.

The Board received a fax from the Louis Berger Group regarding the estimated engineering costs for the Cross Brook Road bridge replacement project. Discussion ensued regarding if borings had been completed, the timeline for this project, and bailey bridges. *Selectman Maxfield moved to authorize the Louis Berger Group, Inc., to move forward with the scope of work and fee estimating for planning permitting services and construction phase services for the replacement the Cross Brook Road Bridge in the amount of \$41,400.00. Seconded by Selectman Ives. All in favor. Motion carried.*

The Board discussed the memo from Bob Barry of DOT regarding Clough Pond Road. The Board will take this under advisement at this time.

The Board met with Road Agent David Rice.

Mr. Rice discussed the construction fence at the Loudon Elementary School. He stated the fence has been moved to a point where it is right up against the road and is in the Town right-of-way. Mr. Rice discussed the need for delineation and possible issues with plowing if the fence were to remain in its current location this winter. The Board agreed that a discussion is needed with Fred Regan of MVSD and the Construction Project Manager before any decisions can be made.

Mr. Rice advised the Board he would be on vacation during the second week of July.

Selectman Maxfield moved to adjourn the meeting at 8:00 p.m. Seconded by Selectman Ives. All in favor. Meeting adjourned.

*The Loudon Board of Selectmen  
Dustin J. Bowles, Selectman  
Roger A. Maxfield, Selectman  
Steven R. Ives, Selectman*

## Planning Board Minutes — June 15, 2006 (DRAFT)

## MEETING CALLED TO ORDER AT 7:00 P.M.

## ATTENDANCE:

*Chairman* Tom Dow, *Vice Chairman* Stanley Prescott, Tom Moore, Bob Ordway, Dustin Bowles, *Ex-Officio* and *alternate* Jason Masse were present. Gary Tasker and Henry Huntington were not present. Jason Masse was appointed to fill in as a voting member.

Conservation Commission representative Bob Butler was present.

## ACCEPTANCE OF MINUTES:

*May 18, 2006 Public Hearing. Bob Ordway made a motion to accept the minutes as prepared and to put them on file. Seconded by Dustin Bowles. All were in favor.*

## DISCUSSIONS:

*Atlas Fireworks – Revised Parking Permit.* There were no representatives from Atlas present. Secretary to notify applicant that they do not have a permit.

*GC Sagris – Parking Lot Expansion/ Site Plan Review – former Honey Dew, Located at Route 106, in the C/I District. Map 20, Lot 75.* “Skip” Sagris, owner of the property, presented a site plan of the property as it currently stands and another of the proposed changes. Mr. Sagris stated that the property will be used for a Dunkin Donuts. His plan is to upgrade the property and make the site more efficient. Mr. Sagris said the footprint of the building will remain the same with a minor change to the façade outside and a totally different look inside, the new Dunkin Donuts “look.” The fencing will be changed from wooden post & rail to white vinyl post & rail and will extend to the south side of the driveway as well. Mr. Sagris explained that he will be cutting back the approach to the parking spaces on the right as you enter the parking area to allow for better driver visibility. He stated that 60–62% of the business is drive-thru so he would like to extend the drive-thru lane to be more efficient. The drive-thru window will remain where it currently is located but the menu board will be moved back so there is more time for the customer’s order to be prepared before arriving at the window. The picnic table area will be eliminated to allow

for parking spaces, out of the way of the drive-thru lane. The dumpsters will be moved to a new cement slab and surrounded by chain link fence with slats so it cannot be seen through. Mr. Sagris reported that the building had seating for 30 and will now have seating for 14 since it’s been determined that only 7–8% of business is sit-down. He will prepare additional parking at the south side of the building for trucks and vehicles with trailers. There will be a patio block area with cement tables by the trailer parking. A light will be added for the drive-thru area and three more near the trailer parking area. The sign will go in the same location with one post rather than two as the Honey Dew sign had. Bob Ordway asked about the landscaping plan. Mr. Sagris said it will be completely upgraded and the stockade fence at the rear of the lot will be extended as well. Bob Ordway asked if this Dunkin Donuts would replace the one at Z1. Mr. Sagris stated that would have to be determined by Dunkin Donuts, both are owned by the same franchisee. Chairman Dow stated the Board would need a major site development plan. Dustin Bowles asked if the trailer parking area would be paved. Mr. Sagris said that it would. They will fill the area but not to the exact level of the existing parking lot/driveway. Chairman Dow told Mr. Sagris they would see him next month.

## OLD BUSINESS:

*Application #05-11, Wildwood Sanctuary Association, Inc. – Major Subdivision, Located on Youngs Hill Road, in the AFP District. Map 34, Lot 2.* Tom Dow read a continuance request from the applicant. Dustin Bowles mentioned that this application was submitted some time ago and there had been a policy established about having to re-notify abutters after 90 days. There were no abutters present. *Stanley Prescott made a motion to continue this application and re-notify abutters because of the length of time that has passed since the original notification. Seconded by Jason Masse. All were in favor.* This application will be heard on July 20, 2006, at 7:00 pm, at this facility.

*Application #06-07, William Taranovich, Minor Subdivision, Located on Bee Hole Road, in the RR District. Map 21, Lot 23.* Going to Zoning Board on June 22, 2006. *Motion to continue was made by Bob Ordway. Seconded by Jason Masse.* This application will be heard on July 20, 2006, at 7:00 p.m., at this facility, so that the applicant will have time to go to the Zoning Board of Adjustment. This is the only notice.

*Application #06-16, J. Andrew & Debra L. Knowlton, Lot Line Adjustment, Located on Berry Road, in the RR District. Map 58, Lots 46 & 47.* Surveyor Jeff Green came in for discussion purposes only since this case was previously continued to the meeting of July 20, 2006 to allow the applicant time to go to the Zoning Board because of non-conforming lots. Mr. Green explained that he has redesigned the plan to accomplish the applicant’s intent, swapping equal area for equal area on the two lots therefore not creating even more non-conforming lots which was the issue with the initial plan presented. The new plan contains an easement to allow access to the water and a right of way was reserved for Berry Road. There was discussion of the right of way width. Mr. Green said he has not found anything with a defined width. Stanley Prescott stated the plan looks good. He said his paperwork for his home on Berry Road reads 16’ to either side of the center of the road. Mr. Green

reported the property to the other side of these lots reads 30’ width. Dustin Bowles said if there is something written that says 16’ to either side then it would be best to go with that. Mr. Prescott stated that when the town took the easement in the 60s there was no width put in. He said there is a list of town roads that shows their widths and suggested that Mr. Green check with the assessor for that. Mr. Bowles suggested that Mr. Green research the measurements further before coming in with the final plan next month. Chairman Dow told Mr. Green they would see him at next month’s meeting.

## NEW BUSINESS:

*Application #06-17, Bumfagon LLC, Minor Subdivision, Located at Bumfagon Road, in the RR District. Map 52, Lot 5.* Tom Dow and Tom Moore stated that they are abutters to this property. Tom Dow said he would step down if the Board or applicant wished. Noone opposed Mr. Dow remaining in his position. *Motion to accept the application as complete and move directly to public hearing was made by Tom Moore. Seconded by Jason Masse. Dustin Bowles asked to amend the motion to include “Tom Dow and Tom Moore would recuse themselves from votes.” Amended motion seconded by Jason Masse. All were in favor.* Abutters present were Ellen Coupil, Linda & William Cote, Roger Coupil, Jeff Green, Roy Merrill, Edwin Epp, Albert Cote, Tom Dow, and Tom Moore. John Reardon, owner of the property, presented the proposed plan in the absence of surveyor Web Stout who recently had surgery. Mr. Reardon stated that this plan is to subdivide the house piece (12.3 acres) from the bulk of the land (244 acres) which he owns with two other parties. Albert Cote asked if this was formerly the Swenson property. Mr. Reardon said it was. Edwin Epp asked to look at a map of the area to clarify the proximity of this lot to his property. Other abutters viewed the plan as well. Bob Butler asked if this is simply a lot line adjustment. Chairman Dow stated that it is not, it is a minor subdivision creating a new separate lot. Mr. Epp asked for a copy of the plan. There were no other questions. Chairman Dow stated that people are probably more interested in what will become of the rest of the land. Mr. Reardon explained there are no immediate plans for the balance of the piece as they are waiting to see what can be done with it. Mr. Dow asked about frontage. Mr. Reardon gave the frontage figures. Jason Masse asked what the purpose of the “little leg” would be. Mr. Reardon stated it was basically to get the full twelve acres, cutting the piece square rather than go into the large piece, and to protect the brook. That small piece is too close to the wetlands and brook to be used other than for recreation. Chairman Dow closed the hearing to the public and opened it to the Board only. Mr. Dow stated that a minor subdivision can be handled in one meeting. Stanley Prescott said he does not like the configuration, particularly because it is only 60’ wide in the back. Mr. Reardon reported that Web Stout said it was 110’. Dustin Bowles said he feels it is better to leave it as it is since he’s not sure what else could be done with this small area. Mr. Prescott said it would be a matter of which lot ends up with it. Chairman Dow stated that he thinks it is better to keep it as it is. *Bob Ordway made a motion to approve the subdivision plan. Seconded by Dustin Bowles. All in favor (Stanley Prescott, Bob Ordway, Jason Masse, Dustin Bowles).*

*Planning — cont. on 21*

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**Planning — cont. from page 20**

Chairman Dow reminded Mr. Reardon that the Board would need 2 mylars and 4 paper copies of the plan.

**BOARD DISCUSSIONS:**

**Letter from Merrimack Valley School District regarding fencing at Loudon Elementary.** The abutter of the school has requested a solid white vinyl fence be erected. Chairman Dow reported that he has spoken with Gary Tasker about the proposed vinyl fence and Mr. Tasker said there is a variety of vinyl on the market and he feels it would be suitable for this use. There was discussion of the closeness of the driveway to the property line. It is the consensus of the Board that there is no need for them to be involved in this matter; the goal is to please the neighbor. Notice of such will be sent to Mr. Reagan, MVSD Facilities Director.

**Letter from Central NH Regional Planning Commission regarding the update of the "Land Development Regulations of the Town of Loudon, NH."** This update would be to comply with changes in zoning, RSA, and best management practices. The estimated cost of this project is \$6,000 of which the Town's cost would be \$4,000 with the remainder being a CNHRPC grant. Chairman Dow stated that this seems high and may be more extensive than necessary. Dustin Bowles is concerned there will

always be changes and discrepancies between the Planning Regulations and the Zoning Ordinance therefore this may not resolve anything long term. Tom Moore recommended reviewing what CNHRPC is suggesting. Bob Ordway suggested the Board may want to meet with CNHRPC a couple of times during the process. There was discussion of the costs and how this could be funded. Donna will obtain a current budget figure from the office manager. *A motion to pursue this matter and to expend \$4,000 to have CNHRPC update the regulations was made by Stanley Prescott. Seconded by Bob Ordway. In favor were Stanley Prescott, Tom Moore and Bob Ordway. Opposed were Jason Masse and Dustin Bowles. Motion carried, 3-2.* Raymond Cummings stated that Mr. Ordway's suggestion of using funds from the 2005-06 budget for a portion of the costs and the balance from the 2006-07 budget was appropriate. Mr. Cummings said the way to proceed would be to get a contract from CNHRPC, pay some of the cost prior to June 20, 2006, and then pay the rest out of next year's budget. It was noted that any request to encumber funds must go before the Board of Selectmen.

Alton Public Hearing notice Chairman Dow read a notice of a joint public hearing in Alton on June 20, 2006 with regard to telecommunication towers/facilities.

**Memo from Selectmen** – Budget Chairman Dow read a memo from the Board of Selectmen asking departments to restrict expenditures from their budgets for the fiscal year 2005-06 to necessary expenditures only due to the flood damage costs that the town has unexpectedly incurred.

**REPORT OF THE ZBA:**

There are three applications on the agenda for the June 22, 2006 meeting: 1) Special Exception & 2 Variances filed by Volunteers of America, 2) Appeal from an Administrative Decision filed by Polly Touzin and others on Berry Road, 3) Special Exception filed by William Taranovich.

**REPORT OF THE BOARD OF PERMIT:**

Tom Dow reported there was discussion about Wiggins Road. Bob Ordway reported that culverts were put in to allow access to the development and people were told the culverts would come out once the bridge repairs are completed. Those who use it for recreation are upset and don't want the road closed to recreational use. Mr. Ordway took this concern to the Board of Selectmen, saying he was told the BOS "will do the right thing" and that it really isn't a Planning Board matter. He feels it is a Planning Board matter if it involves a recreation trail. Mr. Ordway felt there was no resolution. Dustin Bowles stated that the concern is getting emergency vehicles and the home-

owners to the area and once the road/bridge is fixed the BOS will address Wiggins Road.

Tom Dow stated there were four hawkers and peddlers applications: Sports Park, Big Apple, NHIS, Boar's Tavern. The Boar's Tavern permit was granted on a temporary condition, effective from June 14, 2006 to July 14, 2006. If the applicant wants this to become permanent they have to come to the Planning Board with a complete site plan review. Bob Ordway reminded the Board that the Boar's Tavern had come to their previous month's meeting asking for an approval to erect a fence at the rear of their establishment to allow for outside service. The applicant was instructed to come back to the Board with a plan and abutter notification. Tom Dow said the permit was given to accommodate the situation temporarily. He reported that the abutter was not at all happy with the idea of the outside service but did concede that a trial was acceptable. It is specified that the outside service is to shut down at 8:30 SHARP and the police department is prepared to enforce this stipulation.

**ADJOURNMENT:**

*A motion to adjourn was made by Dustin Bowles at 8:12. Seconded by Tom Moore. All were in favor.*

*Respectfully submitted,  
Donna White*

## Zoning Board of Adjustment Minutes — June 22, 2006 (DRAFT)

**REGULAR HEARING**

Chairman Dave Powelson called the Loudon Zoning Board of Adjustment meeting on June 22, 2006 to order at 7:30 p.m. at the Loudon Community Building.

**ROLL CALL:**

The following members were present: Dave Powelson, *Chairman*; Roy Maxfield, *Vice Chairman*; Ned Lizotte, Roy Merrill, George Saunderson, and *alternates* Jon Huntington and Howard Pearl.

Chairman Powelson welcomed Howard Pearl to the Board.

**ACCEPTANCE OF THE MAY 25, 2006 MINUTES:**

*Ned Lizotte made a motion to accept the minutes as written. Seconded by Roy Maxfield. All were in favor of accepting the May 25, 2006 minutes as written.*

**PUBLIC HEARINGS:**

**Case #06-09 Lynn Labontee, Michelle L. Bartlett, George Page, David J. Pelissier, Pauline J. Touzin, Kristi M. LaBontee, and Jean B. Weld – Appeal From an Administrative Decision – Map 58, Lot 19 & 20.** Spokesperson was not present when called; will return to this case later in the meeting.

**Case # 06-10 William Taranovich – Special Exception – Map 21, Lot 23.** David Dolan, surveyor, represented Mr. Taranovich. Mr. Dolan explained the purpose of the special exception. Mr. Taranovich has a minor subdivision application before the Planning Board, with the access to lot #2 being a common driveway that goes through lot #1. The special exception has been requested because the driveway crosses the side setbacks in each lot. Mr. Dolan explained that the driveway enters from Bee Hole Road approximately 106' from the lot line. Roy Maxfield asked if this driveway is in the wetland area of these lots. Mr. Dolan said it is not, the closest point that the driveway is to the wetland area is approximately 40'. Julie Robinson of the Conservation Commission expressed the Commission's

concerns about the proximity of the driveway to the wetland area. She explained the Commission's work to create the 75' buffer, the first 25' being "no touch" zone and the next 50' being 50% basal area cut per the Shoreland Protection Act (SPA). Ms. Robinson stated there is concern about the removal of stumps in the buffer area allowing soils to filter down to the wetland area. She said the Commission also had concerns about the slope of the property. Mr. Maxfield asked if this driveway is in the 75' buffer. Ms. Robinson explained the buffer and stated that the Commission would not want stumps or stumpage removed. Dave Powelson asked if the buffer prohibits pulling stumps. Ms. Robinson stated that was the "intent" of the Commission, explaining that an error had been made when the article was submitted referring to the SPA. Mr. Dolan stated that the SPA allows the removal of trees for the construction of a building or driveway. He explained that one area has already been cleared for a driveway a year or two ago. Best management practices would be followed. Roy Merrill asked how long and how wide the driveway would be. Mr. Dolan stated it would be 460' to the property line and 12' wide. Mr. Merrill talked of the Planning Board's discussion of the slope. Mr. Dolan said it has been determined that a driveway is not a structure, therefore would not be affected by the 20% slope rule. Roy Maxfield asked if anyone from the Planning Board had input. Bob Ordway agreed that driveways were removed from the definition of structures. Dave Powelson asked if the Planning Board feels some sort of driveway could be built on this property. Mr. Ordway reported that the Planning Board had viewed the area, had found there to be more brush than trees, some stumps, and felt clearing the piece would be of minimal impact. Roy Maxfield asked what the liability to the town would be if the 100-year flood returned and wiped this driveway out. Mr. Ordway said it would

be nothing on driveways. Roy Merrill noted section 302.2 of the Zoning Ordinance and asked Mr. Powelson to read that section. Mr. Powelson read from 302.2 (Description of Steep Slopes District) and then 302.3 which states "no buildings, structures or roads shall be permitted in the Steep Slopes District." George Saunderson asked if a common driveway was looking more like a road. Dave Powelson referred to section 301.5 (Special Exception) A. *Streets, roads, driveways and utility easements...if essential to the productive use of land located outside the Wetlands Conservation District and if constructed to minimize any detrimental impact upon the wetlands.* Mr. Maxfield suggested the Board hear from the public and Board members and make a decision. He doesn't feel a site visit is needed since the Planning Board has already done one and reported their findings. Mr. Maxfield went on to clarify the two issues at hand, one being the slope and the other being the wetland buffer, asking Mr. Dolan if that is correct and if his position is that the Zoning Ordinance does not apply in this case. Mr. Dolan confirmed that he does not feel the plan goes against the Ordinance. Dave Powelson read the definition of Street as "a public right-of-way dedicated or intended to be dedicated for public travel or an approved private way offering the principal means of access to abutting properties." Mr. Powelson said this definition does make the common driveway appear to be a street. Roy Merrill asked Mr. Dolan to explain why the

property cannot be accessed from Wiggins Road. Mr. Dolan said Wiggins Road is a Class VI road which would require upgrading plus the access would have to cross wetlands, both factors creating a negative affect on the wetlands. Julie Robinson reported that, when this was discussed at a Conservation Commission meeting, it was felt there are some places in town, because of steep slopes or wetlands, that should not be developed and this is one of those. Roy Merrill asked if this is a leftover lot from a previous subdivision down the road. Mr. Dolan said it is not. He went on to say the fire chief did not like all the turns in the driveway, wanted it straighter. Ned Lizotte asked what the fire chief said about the width of the driveway. Mr. Dolan didn't recall any discussion about the width. Mr. Powelson asked if there were any comments from abutters. Kendall Gay said heavy rains are of concern because they bring the wetland area up to street level. He said the width of the driveway, snow, and ice, are concerns for emergency access and, since this is close to his house, he doesn't want to see it happen. George Saunderson said he feels a site walk would help. Ned Lizotte agreed. *Roy Maxfield made a motion to continue the hearing until next month's meeting and conduct a site walk on July 8th at 9 a.m. Seconded by Ned Lizotte. All in favor.* Mr. Powelson asked Ms. Robinson to ponder the situation, have the Commission offer anything that could be helpful. Ms.

*Zoning — cont. on 22*

**Please note that both Planning and Zoning Minutes are DRAFT minutes, i.e., they have not been approved yet. For a copy of the approved minutes, please contact the Planning/Zoning Office after their monthly meetings (798-4540).**

**Zoning — cont. from page 21**

Robinson said she would look at the property again and have someone from the Commission at the site walk on July 8th.

**Return to Case #06-09 Lynn Labontee, Michelle L. Bartlett, George Page, David J. Pelissier, Pauline J. Touzin, Kristi M. LaBontee, and Jean B. Weld — Appeal From an Administrative Decision — Map 58, Lot 19 & 20.** Jean Weld was present to speak for the group of applicants. Dave Powelson said he would like to determine if this appeal has any real standing and is timely. Mr. Powelson stated that Ms. Weld had pointed out at last month's meeting that the Loudon Ordinance does not specify a timeframe for appealing an administrative decision and he said this was an oversight by the Board and something that will be corrected. He went on to cite an RSA that refers to a "reasonable time" which would be determined by the rules of the Board. In a case history listed with that RSA, it was pointed out by Superior Court that the Town of Lyme did not have a specified timeframe in their ordinance; however, the Court ruled that an appeal filed 55 days after a decision was too long and not a "reasonable time." Mr. Powelson said he would like to ask the Board to consider what a reasonable time might be and asked Ms. Weld for her thoughts on that. Ms. Weld said she recalled reading something that stated the reasonable time would begin when the appeal applicant became aware of the decision, not necessarily when the decision was made. She said the applicants became aware of the building permit extension in late March. *Roy Maxfield made a motion to deny the appeal and would talk to the motion if he got a second. George Saunderson seconded the motion.* Mr. Maxfield said the building permit is secondary to what is being discussed. The Board corrected a "sin of the past" by taking over from the Selectmen the right to extend building permits a couple of months ago. Mr. Maxfield pointed out that if the Board took away the extension, Ms. Maratea would have the right to apply for a new building permit. He said his second point is the history of the case, since 1984 have told Ms. Maratea she has the right to construct on those two lots and to take those rights away would be totally out of character for the town and would probably lead to bigger problems than already involved. He told Ms. Weld he appreciates her time but thinks he will recommend to deny on both counts, and if she feels she has a case she has the right to disagree and pursue it further. Mr. Maxfield pointed out the history of the case and noted that other exceptions have been granted on the property with no one ever challenging them. Ms. Weld stated she appreciates the time the Board put into researching this matter; however, does take exception to the ruling. She said the applicants don't think having made a mistake in the past is a reason for issuing a permit. Ms. Weld said she appreciates the issues Mr. Powelson pointed out about the appeal having standing and timeliness, knowing when they appealed

that those would be hurdles. Mr. Maxfield said he wanted to clarify that he was not admitting to making mistakes in the past, he was saying they are following town policy. Ms. Weld said she was not accusing Mr. Maxfield personally of making a mistake but that it was an erroneous practice of the town. She went on to say with regard to the building permit extension that one of the grounds of the appeal was there has been no foundation put in and what is there is not a foundation that could be used to build a house on. Ms. Weld said she appreciates the conclusion of the Board but would ask to address the other issue of the foundation. Dave Powelson stated the Board would have to check the Ordinance for clarification. Roy Maxfield said they were lead to believe there is a foundation. Mr. Powelson said he doesn't think that has anything to do with the Selectmen's extension. Ms. Weld said she understands there needed to be an application for the extension and it could only be extended if work had been done. Diane Maratea, owner of this property, said she has spoken with the code enforcement officer and was told she can put in a proper foundation by the end of this year and can build on the property next year. Ned Lizotte asked Ms. Maratea to define the end of this year. Ms. Maratea responded December 31st. Mr. Lizotte then asked what happens if there is no foundation in at that time. Ms. Maratea explained financial constraints she has been under due to not being able to get a Certificate of Occupancy (CO) on another property, the driveway matter and drainage plan, will pave the driveway. Mr. Lizotte asked Ms. Maratea what her level of confidence was to have the foundation by the end of the year. Ms. Maratea said she is really not sure but has had to borrow extra funds to carry the mortgage while waiting for the CO on the other property. Jean Weld stated for the record that the group of applicants disagreed with the Code Enforcement Officer's interpretation regarding the permit; she had a year to get the foundation in which was last year and this year to build. Ms. Maratea discussed the history of the foundation and stated she was granted the extension just as other applicants have been, putting the foundation in this year and building next year. Ned Lizotte stated his concern of Ms. Maratea's expression of financial constraints and hardships and pointed out it is not necessarily the Zoning Board's role; the Board has some guidelines to go by. He said there seem to be a lot of things for Ms. Maratea to overcome to have this happen and possibly could not happen by December 31st. Mr. Lizotte asked what Ms. Maratea is expecting from the Board. Roy Maxfield said he thinks the answer is "nothing." He sees this permit expiring because of the process before her and it will not be extended further. Ms. Maratea would have to apply for a new building permit. Mr. Lizotte stated his concern that the permit might be extended. Mr. Maxfield reviewed the date of the original permit, the timeframe and actions that have ensued, and said the Board is not in the position to revoke what was granted in good

faith. In denying the appeal on that basis, whatever happens to the lot is not in the Board's realm. George Saunderson said he feels it has been too long and the very real question is if we get to January 1st and nothing has happened, what then? There was discussion amongst the Board. Roy Maxfield said it is the understanding of the Board that the appeal is not timely. Chairman Powelson said Mr. Huntington and Mr. Pearl would not be voting on the matter as alternates but asked if they had any opinions to offer. Mr. Pearl asked to clarify the case history and if the Board could reverse a Board of Selectmen decision. Chairman Powelson explained that, before arguing the merits of the case, the Board was trying to determine the timeliness of the appeal. Discussion followed. Ms. Weld asked if the Board, in its deliberation of this case, prior to adopting a rule of timeframe, would be setting a timeframe on this particular appeal. Mr. Powelson said probably not on this particular appeal but they would be looking at the Superior Court ruling of 55 days being too long, noting that most Boards typically use 14-30 days for an appeal to be filed. Ms. Weld said if the Board was going to use the 55 days she feels this appeal would meet that timeframe since she found out about the extension in March. Mr. Maxfield said the date of the action being appealed goes back to the Selectmen's meeting so too much time has passed. Ms. Maratea asked to address the matter of timeliness and noted that delays of this project have been caused by this same group that is appealing the extension. Ms. Weld stated she appreciates Ms. Maratea's point and the work of the Board and would like to suggest, should Ms. Maratea's permit extension expire, she only build one home on the two lots. *Chairman Powelson asked for a roll vote on the motion to deny the appeal. George Saunderson — yes; Roy Merrill — yes; Ned Lizotte — yes; Roy Maxfield — yes; Dave Powelson — yes. All in favor; appeal denied.*

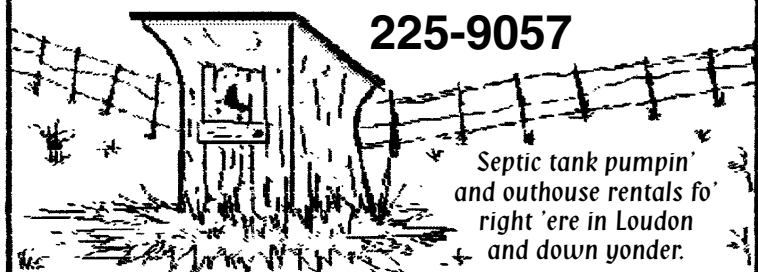
**Case #06-08 — Roy Merrill Rehearing/ Appeal Map 20, Lot 9.** Roy Merrill stepped down from the Board; Jon Huntington was appointed as a voting member for this case. Mr. Merrill disagreed with Mr. Powelson about this being his appeal as he did not send notification of this hearing; Volunteers of America did the notification. Mr. Powelson stated they would not be here had it not been for Mr. Merrill's appeal. Mr. Merrill referred to the Board of Selectmen's minutes of 4/11/06 when concerns were raised about the ZBA meeting of March 23rd (see Selectmen's minutes of 4/11/06 for full text). Mr. Merrill handed copies of these minutes to Board members. Mr. Powelson said that is the point of Mr. Merrill's appeal and why they're here. Roy Maxfield said he would like to say this is Mr. Merrill's appeal and that it would go from any decision rendered this evening to Superior Court. He went on to say that he knows Mr. Merrill is on record as publicly saying he is doing whatever is necessary to delay this process through September. Mr. Maxfield said it would not be in Mr. Merrill's best interest to

deny that. He then said Mr. Merrill had misled the Board last month by saying he had not been legally notified of the March hearing. Mr. Merrill denied having said that. Mr. Maxfield stated that Mr. Merrill had told the Board last month that the landowner across the river had not been notified. Mr. Merrill agreed, saying they had not been. Mr. Maxfield pointed out that Mr. Merrill's credibility as a Board member caused the Board pause, feeling Mr. Merrill had correct information. He went on to say that Mr. Merrill did not have correct information, therefore Mr. Merrill's statement of delaying the process is undeniable. Mr. Merrill asked Mr. Maxfield where he is saying Mr. Merrill had incorrect information and asked if he was saying the real estate company across the river was notified. Mr. Maxfield said they were notified; Mr. Merrill said they were not; Mr. Maxfield referred to the abutter notification receipt in the file. Mr. Merrill said they had been notified for this meeting but not the March meeting and asked to see proof of notification. Mr. Powelson stated there was an error apparently on the part of the clerical staff. Mr. Merrill pointed out that he did not deceive the Board as being stated by Mr. Maxfield. Mr. Maxfield said the abutter had been notified. Mr. Merrill said they were not. Mr. Powelson stated that the Board had been told by Mr. Merrill that nobody had been notified and there was a letter that had not been sent out, when the facts of the matter were that the notice had been sent out to everyone with the possible exception of the owners of what was Hefron's property but had been misfiled and were not available when Mr. Merrill had inquired. That is why the case was continued. Mr. Merrill again stated that it should not be said that he deceived the Board since this notice was discovered after the fact and at the time he inquired no notification could be verified. He again stated that he told the Board they definitely had not notified the abutter across the river. Mr. Merrill said the secretary had found where notices had been sent to abutters but the one across the river had still not been on that list. The secretary presented Mr. Powelson with a receipt signed by the realty company for the March meeting. Mr. Merrill then asked that when the Board prints their minutes the entire minutes be printed because the January meeting included a voice vote that directly hinges on this case that was not in the minutes but was on the tape. He also asked that the tape of this meeting be saved. Mr. Merrill asked that Mr. Maxfield recuse himself from tonight's hearing as it is a new hearing and members are to come in without bias. He handed out copies of a newspaper article where Mr. Maxfield had stated he is not going to change his opinion, noting that Mr. Maxfield had also stated this at a Planning Board meeting. Mr. Merrill also played a section of the January ZBA meeting tape where Mr. Maxfield stated "it looks like the issue is a special exception for Lot 9 with a variance to reduce the lot size or a determi-

**Zoning — cont. on 23**

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**Zoning — cont. from page 22**

nation of fair market value for the 2 acres on Lot 10'. Mr. Merrill said it would appear that Mr. Maxfield was going to determine the value of the Merrill property prior to an appraisal being done. For those reasons, Mr. Merrill again asked that Mr. Maxfield recuse himself from voting. Mr. Maxfield said he had no intention of recusing himself from voting, saying this has been a contest going back and forth between what Mr. Merrill perceives as his right to charge anything he wants for a piece of property and he believes it will be demonstrated later in the meeting that the property does not have the value that Mr. Merrill has placed on it. Mr. Maxfield does not feel his public comment to that regard should recuse him from any decision on hearing a case that has tremendous impact on the town. Mr. Merrill stated that he expected that Mr. Maxfield would not recuse himself but wanted it on record so that the judge could hear that Mr. Maxfield would not recuse himself from the vote. Mr. Maxfield stated that he feels the Board also has a lot to show the judge to hear and will look forward to seeing Mr. Merrill in Superior Court in the next month or two. Mr. Merrill said he didn't feel that Mr. Maxfield should be stating that prior to this hearing as that is another violation. Mr. Maxfield stated that he thinks Mr. Merrill is on record publicly stating he intends to delay this case at least through September. Mr. Merrill said he did not publicly state that. He said he intends to have a fair appraisal done on his property before this continues and that is his objection. Mr. Maxfield asked what rights Mr. Merrill feels he has to argue that his property is still in the mix. Mr. Merrill stated that VOA is coming in tonight for a variance due to economic hardship and he wants them to prove they cannot come up with the funds to have the 10 acres required by the town Ordinance. He passed out ZBA forms that state no variances are granted based on economic hardship (#3). Mr. Maxfield said the only economic hardship they have heard is from Mr. Merrill, asking if the applicant had ever indicated an economic hardship. Mr. Merrill stated that VOA had asked for one at the January meeting and again at the February meeting. Mr. Maxfield asked if Mr. Merrill had that on tape. Mr. Merrill said he does but did not bring that tape tonight and that they are in the written minutes so Mr. Maxfield could read those. He said VOA noted economic hardship when saying two acres were not available at fair market price and he doesn't say that taking his land and making it conservation land is a fair market value. He continued by saying that VOA had never shown the Board that the Brown property ??? price of what the Brown property was. If the Brown property sold for more than that price then they obviously can pay more than it was appraised for. Roy Maxfield said he felt they should get on to the hearing. Dave Powelson said Mr. Merrill had some interesting arguments, some being the same arguments that Mr. Merrill would use when VOA was looking for a variance at his property. Mr. Merrill said no, no one has ever gone over the price of the Brown property; they went over his property's price. He said the next month when VOA came in the Board handed them a variance on economic hardship. Mr. Maxfield said those were Mr. Merrill's words. Mr. Merrill said they were not his words; they are in the ZBA minutes. Mr. Maxfield said Mr. Merrill would have to show him because he knew of no economic hardship mentioned by either party. Mr. Merrill said they would get into that later. Attorney Donald Sienkiewicz of Rath, Young, and Pignatelli asked to speak, representing VOA. Mr. Sienkiewicz noted

that there are able-bodied alternates available, saying he and his client would like to have the cleanest possible procedural hearing and would not be opposed to Mr. Maxfield recusing himself and using the alternates. Mr. Maxfield said he would decide before they go to vote. Mr. Merrill presented a copy of the 3/23/06 minutes to the chairman, asking him to read the underlined section. Mr. Powelson read *"Section 701.2 area variance 2ii. The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue. They do not allow land to be purchased at above fair market value."* Mr. Powelson said he assumed that was referring to the US Department of Housing and Urban Development. He continued to read, asking Mr. Merrill if he wanted more read. Mr. Merrill said he did not; he wanted the fair market value noted since Mr. Maxfield had just stated that nothing was ever granted on that yet it is clearly stated in ZBA minutes that VOA was asking for that. Mr. Maxfield stated the ZBA did not grant the variance on hardship.

At this time Tony Marcotte of Bedford Design handed out overview plans to the Board members. Chairman Powelson said now that they have heard all of the highlights of Mr. Merrill's appeal they would allow VOA to go on with their re-hearing.

**Case #06-01, #06-03, #06-04 Volunteers of America — Special Exception, 2 Variances — Map 20, Lot 9.** Julie Wilcock of VOA handed out copies of her special exception presentation. Ms. Wilcock stated this is a new application for a special exception for Lot 9, the site plan has been approved by the Planning Board, and there have been no changes to the site plan. In addition to answering the questions on the applications, Ms. Wilcock has addressed each section of the Ordinance that is applicable and written her responses to those as well. Ms. Wilcock read each section of the Ordinance that is applicable and the corresponding VOA response (full text is available at the Zoning Office). Throughout the presentation Ms. Wilcock pointed out referenced areas on the site plan. Tony Marcotte explained there will be no work in the 150' buffer to the river and stated they have preliminary approvals on the well from NH DES Water Supply and septic system from NH DES Subsurface. Chairman Powelson asked if there were any questions from the Board on the special exception. George Saunderson asked if there is a purchase and sales agreement. Ms. Wilcock said an agreement was signed on March 13, 2006 and presented a copy to the Board. Howard Pearl asked if children are allowed to live in this building. Ms. Wilcock said there are no rules saying they cannot and she cannot deny them but she has never had any children at her other facilities, all being one bedroom units. Jon Huntington asked if there would be sidewalks. Mr. Marcotte stated that the Planning Board has asked for sidewalks to come out from the property and turn in either direction, allowing for future construction of town sidewalks. Mr. Huntington asked if there would be a transportation bus. Ms. Wilcock said residents would be able to utilize the town van just like all other seniors in town. Chairman Powelson asked if there were any members of the public who would like to speak in favor of the application. Ray Cummings said he is in favor of the project. Bob Ordway said he is in favor of it. Dee Dee Maratea said she is in favor of it and the town needs it. Craig Maxfield noted that state law requires a certain distance between the well and septic and this was the purpose of having ten acres. He asked why this can now be squeezed on 8.1 acres. Chairman Powelson said this would come up later in

the hearing when addressing the request for a variance for lot size reduction. Mr. Maxfield asked for an answer at this time. Tony Marcotte explained that when this process was originally started on Mr. Merrill's land DES required two wells. He explained the well radius needed for each well and the distance of the wells from the septic, thus needing the 10 acres. During the process and passing of time DES has changed the requirements and now only one well is needed. The proposed well location has been approved and there is a 150' well radius required which is undisturbed area. All work goes on outside this well radius. One requirement of permitting a well is that the well head has to be outside of the 100 year flood plain. Mr. Marcotte stated that the septic plan is also approved. Mr. Marcotte pointed out the differences between usable areas of Lot 9 and Lot 10. On Mr. Merrill's property, Lot 10, of 10 acres there are 3.12 acres of wetlands, usable area being 6.8 acres with the majority below the flood plain. On the Brown property, Lot 9, of 8.1 acres there are .3 acres of wetland, usable area being 7.62 acres, thus, even though smaller in acreage it is larger in usable space. Chairman Powelson asked if there were any members of the public who would like to speak in opposition of the application. There were none. George Saunderson stated that there was a stipulation the last time (3/23/06) that the project would be getting started within 9 months. He said he would like to add another stipulation that this property be limited to 33 units on 8 acres with no future enlargement on this piece of property. Roy Maxfield said the applicant would automatically have to come back to the Board to address expansion. Mr. Saunderson agreed but would like it stipulated to make it stronger for future boards. He asked Ms. Wilcock if she was in agreement with that stipulation. Ms. Wilcock said she was, noting she is not in the habit of going around and expanding her facilities. Attorney Sienkiewicz stated that the purchase option was submitted to the extent that the Board needs to see it to know that the applicant has rights standing and to apply for the special exception and variances. He said he would ask the Board not to consider any details, i.e. purchase price, in their decisions. Roy Maxfield asked the attorney to explain what he had just said. Mr. Sienkiewicz said it is clear what the criteria for the special exception and variances are but he is not aware of any relevance to the special exception/variance process of the option other than to show that VOA has a legal interest in this property and the right to seek the exception and variances. Ned Lizotte stated that he disagrees, saying they have been waiting for some sort of tangible evidence of a deal on the table since this has

been going on for almost two years. Mr. Lizotte stated the Board is not in the real estate business. Attorney Sienkiewicz agreed. Roy Merrill stated that Mr. Maxfield has changed his whole opinion since this all started when Bob Ordway called Mr. Maxfield prior to a meeting and said Mr. Merrill is asking too much money for his two acres. He said he and Ms. Wilcock signed a purchase and sales agreement. Mr. Merrill went on to say that at the January meeting the first question out of Mr. Maxfield's mouth was "how much for that two acres" and then, as heard on the tape, Mr. Maxfield said "we're going to see if that is a fair price or not." Mr. Merrill said now all of a sudden nobody wants to talk about the price and he finds that very interesting because that is the whole issue. He said VOA could have bought an additional two acres, but as far as the special exception goes, he has no problem with them having a 33 unit variance but what he does have a problem with is this business of telling him his property is overpriced and not have a fair appraisal done on it. Mr. Merrill said by the Board granting them a variance by voice vote, which he would show the Board, they totally screwed the whole deal up and put the liability on the town. Roy Maxfield told Mr. Merrill this is getting to be a pretty old tune and he hasn't refined it much. Mr. Merrill said he will refine it when we get to that part, saying there are facts that the Board hasn't looked at. Attorney Sienkiewicz again stated that it is the applicant's position that the purchase option is relevant only to show they have an agreement and can enter into the special exception/variance process. Bob Ordway pointed out to the Board that they are a land use board not real estate. He said the attorney is correct in saying there is no reason to consider the price, this is only an agreement for the land deal. Roy Merrill said he agrees with Mr. Ordway but with the original plan the price was an issue. Mr. Ordway said in the end it is HUD that holds the purse strings and will determine what is going to be paid for this property. He said he doesn't feel the Board needs to be sitting here debating prices and values when the government does that and protects their agencies from falling into the trap of paying too much for a piece of property. Ms. Wilcock said they have had an appraisal done on the 2 acres that was under option with Roy Merrill and on the 8.1 acres owned by Barbara Brown. She said they are currently in a contract with Mrs. Brown for the appraisal value of her land. Ms. Wilcock said the asking price for Mr. Merrill's 2 acres was far higher than the appraisal price. Chairman Powelson said he isn't sure that the appraisal price has anything to do with the special exception for

**Zoning — cont. on 24**

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**Zoning — cont. from page 23**

elderly housing. Jon Huntington asked if the Board could make a motion to accept the special exception. The chairman said they could close the hearing and take it up later under unfinished business. Mr. Powelson closed the hearing on the special exception. Julia Wilcock began her presentation on the area variance for 33 units under one roof. She read from section 701.2, listing each criteria and explanation (full text is available at the Zoning Office). Tony Marcotte stated that Mr. Merrill had previously referred to MDP as not being notified of this project. Mr. Marcotte said he would like to clarify that Mr. Plant, owner of MDP, was aware of this project prior to purchasing the land across the river and had walked this particular property with Mr. Marcotte and was in favor of the project. Chairman Powelson asked if the Board had any questions. Not hearing any, he asked the public if there were any questions. Ray Cummings stated he is in favor of the variance. He asked if all abutters had been notified of this hearing, including MDP. Mr. Powelson said yes, all had been notified. Bob Ordway said he believed that the original notice went to MDP despite what Mr. Merrill contends and he had seen the receipt. He asked the secretary if that was correct. The secretary stated that there is a receipt in the file that MDP signed. Mr. Merrill said it was for this hearing, not March. The secretary verified that it was for the March meeting. Mr. Ordway said this was the same notice that Mr. Merrill said he had not received yet it was sent and Mr. Merrill had refused to pick it up. Mr. Merrill said he had not complained of not being notified, he was saying MDP had not been notified and had not been shown any proof otherwise. Mr. Marcotte said he made the point only because that land across the river was purchased even knowing this project was going in so there was no opposition from that abutter. Mr. Merrill asked to clarify if they are talking about the 33 unit variance or the lot size variance because it sounded like they were entwined. Chairman Powelson said it is the 33 unit variance. There were no further questions or comments so the chairman closed the hearing, saying it will be taken up later under unfinished business. He opened the hearing for the area variance for lot size. Ms. Wilcock presented the ordinance criteria and corresponding responses (full text available at the Zoning Office). Chairman Powelson asked if there were any questions from the Board. Howard Pearl referred to Section B, asking how the Board knows the statement is accurate and there is no other land available at fair market value. Mr. Merrill said that is what he wanted to show them tonight. Attorney Sienkiewicz said that Mr. Marcotte had

pointed out the differences between the two parcels showing that the 8.1 acres was the superior site. He doesn't feel the value is necessary criteria to consider. Mr. Pearl said it clearly states there is no other land available at fair market value. Tony Marcotte stated that previous testimony showed the 8.1 acres to be more usable than the other lot. Roy Maxfield said he thinks they would have to get an appraisal; could ask Mr. Merrill if he wants to answer, saying that is why they're being chastised tonight for how much he was in negotiations for in that piece of property. Mr. Pearl said he understands that. Mr. Maxfield stated that the appraisal would indicate it was not at fair market value, if he is questioning the appraisal.... Several Board members said they have not seen the appraisal. Roy Merrill said they haven't asked for it, that they just approved it in March without ever seeing it and he is going to show it to them tonight when we get to that point. Mr. Maxfield said he thinks we are there. Mr. Merrill handed out portions of the appraisal done by Crafts Appraisal Associates, Ltd. with sections underlined. The chairman asked for questions from the Board. Hearing none, he asked if there were questions from the public. Attorney Sienkiewicz referred to Ms. Wilcock's explanation of Section 701.2 A 2 b, saying it is clear that the area variance is needed since the lot is not 10 acres; however, he does not feel that the balance of the statement is relevant. He said the applicant would like to strike the part relative to fair market value since it is not relevant to the variance. Chairman Powelson asked if that satisfied Mr. Pearl's question. Mr. Pearl asked if they can change the application in the middle of the process. The chairman explained this is the VOA's justification as to why they should be granted the variance, their chance to speak and explain the plan as they go through the hearing. Ray Cummings said he would like to answer Mr. Pearl's question about no other land being available. Mr. Cummings explained that the land would have to be in the Village District. Mr. Powelson asked if he was referring specifically to the Village District or Elderly Housing Overlay. Mr. Cummings said there is other land in town but not in this District where elderly housing can be located. Roy Merrill said it seems all of a sudden that the financial issue has nothing to do with the matter even though this is how it came to be this mess. He said Mr. Maxfield stated in January that \$160,000 was too much money and Mr. Merrill was holding VOA hostage and Mr. Maxfield was going to have a vote that night and decide what the value of Mr. Merrill's land should be. Mr. Maxfield couldn't do that because he couldn't get the well radius that night but he did have a voice vote that said the Board would grant this

variance if VOA couldn't get an appraisal done that was fair market value. Mr. Merrill said VOA came to the Board in March and got their approval without the Board ever asking about an appraisal. He then referred to page 2 of the appraisal he had handed out, "Special Assumptions: However, reportedly the Volunteers of America have received a variance by voice vote from the Town of Loudon to develop the site on the 8.1+ acres. As a result the acquisition of Economic Unit 2 will not be necessary." Mr. Merrill said he doesn't think we need the attorney here tonight to tell us what "will not be necessary" means. Roy Maxfield asked Mr. Merrill to explain what "Economic Unit 2 Sales Comparison Approach \$24,000" on page 3 means. Mr. Merrill said he would have to go on further to show them. Referring to page 3, Mr. Merrill explained that Economic Unit 1 (Brown) is \$105,000 which is the maximum they could pay because they stated tonight that that land couldn't be used for anything else. Mr. Merrill said it could be used for a house and that is what it is deemed to be unless it has 10 acres to be Elderly. Mr. Merrill said if the contract that came in tonight is over \$105,000 VOA has shown they can pay more than market value. Roy Maxfield asked if it is a fair comparison of 8 acres to 2 acres. Mr. Merrill said if 2 are needed to complete a piece. He stated for the benefit of the attorney and Mr. Pearl, being new to the Board, that the town has never given variances, other than for this project, in the last 18 years. Chairman Powelson reminded Mr. Merrill that the Board granted him a variance last year. Mr. Merrill said that is what he had said, for this project, but it has never been done in town except for these people. Mr. Powelson said they have granted variances, not done all that often, don't have specifics. Roy Maxfield asked Mr. Merrill if he was aware that the Supreme Court recently ruled on area variances and in the last 2 years the Board has granted 2. Mr. Merrill said he was aware of that and went on, referring to page 9 of the appraisal. "Originally it was the buyer's intent to purchase 2 acres (Economic Unit 2) from the adjacent property owner in order to assemble it with Economic Unit 1 to meet the minimum size requirements. However, reportedly the Volunteers of America have received a variance by voice vote from the Town of Loudon to develop the site on the 8.1+ acres. As a result the acquisition of Economic Unit 2 will not be necessary." Mr. Merrill said by doing that the Board totally nullified his purchase and sales agreement. He said this is where the Town of Loudon got themselves into the liability for damages done to him by interfering with that contract and giving them their voice votes. Mr. Merrill said it is very clear and he didn't feel

there was anyone there who could look him in the eye and say they didn't damage the contract. Roy Maxfield said it is his opinion that Mr. Merrill damaged the contract with property that was of little or no use to the applicant and with a price that was exorbitant to make it useful. He said that is the other side of Mr. Merrill's argument, that the Board has taken something away from him yet he (Mr. Maxfield) doesn't think Mr. Merrill had anything to give. Mr. Merrill said he had a contract. Mr. Maxfield said Mr. Merrill had a sales agreement providing it met certain criteria. Mr. Merrill said he would prove that they (VOA) made no effort to meet that. Mr. Maxfield asked about Mr. Merrill's effort. Attorney Sienkiewicz said it is the applicant's position that none of this is relevant to the application for a variance except for what Mr. Merrill stated about the history of granting variances. Mr. Maxfield agreed, saying that could be argued further down the road. Mr. Merrill said the whole thing started because Mr. Maxfield didn't like the price of his land. He referred to page 19 of the appraisal "it could be utilized in the development of the larger lot once the sand excavation was completed. Were this 2+ acre parcel to be subdivided from the larger parcel its only use would be as conservation land." Mr. Merrill said VOA decided the 2 acres could be purchased as conservation land and expected him to accept \$12,000 or the contract would be null and void. He said VOA requested the contract back one week before the granting of an area variance because they knew they were going to get it. Chairman Powelson asked Mr. Merrill if he was saying the 2 acres was good for something more than conservation land. Mr. Merrill stated that in the report it says if the land is looked at another way it would be more valuable. He said the 2 acres is needed to make the 10 acres required. Mr. Powelson said that Mr. Merrill's real beef was with the appraisal company. Mr. Merrill said it was not, his real beef is with the Board for giving them (VOA) a voice vote, telling them they don't need the 2 acres before the appraisal was ever done; therefore they got an appraisal they knew he wouldn't accept. Mr. Merrill said that brings him back to Mr. Maxfield's statement about comparisons and referred to page 25 of the appraisal where Mr. Merrill had written "not one elderly comp." Attorney Sienkiewicz interrupted, asking the Board to consider the merits of the applicant's current application for a special exception and 2 variances, saying this has nothing to do with them. Mr. Maxfield said that was reasonable and that Mr. Merrill has issues he would like to raise but they have nothing to do with the decision granted by

**Zoning — cont. on 25**

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**Zoning — cont. from page 24**

the Board this evening and those issues can be vented in another forum. Mr. Merrill said they have everything to do with this. He said Ms. Wilcock just said there was no property available to meet the 10 acres and there was. They had the 2 acres option. Mr. Merrill said he would show also that in the option they reserve the right to pay more than fair market value which he expects they have done on Mrs. Brown's land. He said the Board has had this in their possession and never chose to read it. He again noted there was not one comparison for elderly housing. Mr. Merrill referred back to Ms. Wilcock and the contract, noting that the parcel directly abutting his sold for elderly housing, the only elderly housing in the Town of Loudon. He said Ms. Wilcock chose not to use that \$2.2 million in the comparisons and that is also the abutter that did not get notified. Mr. Maxfield suggested that the chair close the hearing as this has nothing to do with whether the Board grants or doesn't grant, saying these arguments are better served in another forum. Mr. Merrill said all he asks for is a fair market value appraisal for elderly not conservation. He said all of Mr. Maxfield's statements are going to leave the Board liable because they chose to give VOA a voice vote saying they didn't need to purchase the additional 2 acres. Mr. Merrill said the Board took the negotiations out of his hands and damaged him. He said now VOA has put the Board out in the wind because they just changed their application, all of a sudden it doesn't sound good to them because they don't want to request a variance based on financial hardship because it doesn't fit and perhaps Mr. Merrill has a point. Mr. Maxfield said Mr. Merrill still has his property to sell. Mr. Merrill said he would still have a contract. Mr. Maxfield said Mr. Merrill would not have the original contract because the land is not suitable to develop. Mr. Merrill said he has held this land for 2 years for these people and has bent over backward for them and then it comes around to them wanting to buy 2 acres and the Board says they don't need to buy the 2 acres because they don't like the price. Mr. Merrill suggested that the Board listen to the tape again to hear Mr. Maxfield's remark about it being too much money. He said it was not Mr. Maxfield's decision and then the attorney has said not to talk about the financial issue because it isn't relevant yet it was discussed in previous hearings. Chairman Powelson said that is why the Board is re-hearing the case. Mr. Merrill asked the Board to give the 33 unit variance but deny the area variance and let them come up with a fair market appraisal and let them buy the 2 acres. He said that is the solution to the Board getting themselves out of the mess they got themselves into in January. Chairman Powelson asked Mr. Merrill if he had arranged for an independent appraisal on his piece of property. Mr. Merrill said he had checked with other people and had been told that the fair market value for a complex like this should be

\$10-12,000 per unit and unless VOA was paying \$330-400,000 for this land they are not paying fair market value. He said unless they are doing that, there is no reason they can't make the 10 acre requirement. Mr. Merrill said if he had a fair appraisal, not as conservation land, which he had the right to have but the Board took it away, he would not have an objection and be here tonight. He said he was denied that right by this Board. Mr. Maxfield said Mr. Merrill still has his land and can sell it. Roy Merrill asked what Mr. Ordway's relationship was to VOA. Mr. Ordway stated he is the Chairman of the Citizens Advisory Committee, a committee of 12 that is helping VOA with this project. Mr. Merrill asked Mr. Ordway if he saw no problem sitting on the Planning Board and making the motion to approve this plan. Mr. Ordway said he did not as he has nothing to gain. Mr. Ordway asked Mr. Marcotte to show where Mr. Merrill's 2 acres are on the map. Mr. Marcotte said he would do his best to show the area and asked Mr. Merrill to correct him if he was mistaken. Mr. Marcotte explained that during the process of getting the project approved most discussions were between Ms. Wilcock and Mr. Merrill. He said the objective was to create a triangular piece of 2 acres that could be joined with the abutting property. Mr. Marcotte said that 2 acre piece would be in the flood plain. Mr. Maxfield asked Mr. Marcotte if the property he is involved with on the other side of the river is in the flood plain. Mr. Marcotte explained that of the 80 acres there are 10+ acres in the flood plain. They need to do a flood study. He said there are to be 100 units and there are currently permits for 60. The remainder of the units depends on the flood plain study. Ned Lizotte addressed Mr. Marcotte, referring to the original plan having 2 wells so needed 10 acres, now with DES change only 1 well is required and everything fits nicely on 8.1 acres. He said he understands adding the 2 acres does not affect the layout and asked Mr. Marcotte if it would be detrimental to the project. Mr. Marcotte said it would not. Mr. Merrill said the original issue on his property was the well radius easement from the Browns. He said the Browns were not willing to negotiate anything with them on that. Then when Ms. Wilcock had to do the flood study he told her to go see Mrs. Brown about purchasing a piece of their property so the line could be reconfigured and not have to jam the whole layout up against one side of the property. Instead of doing that, he said they chose to purchase the 8.1 acres from Mrs. Brown and then came to him for the 2 acres. He said they wanted a piece that made a loop that went right through a building and then they wanted a strip toward the front and all sorts of different things. Mr. Merrill said they came up with this option, and as much as the Board wants to say that back piece has no value, he believes it does have value and there is no reason these people couldn't make the effort to acquire these 2 acres. Mr. Merrill stated that he feels it is low and underhanded of VOA to take the 2 acres and say it is conservation land and then come in

tonight because they had asked for a financial hardship and suddenly their attorney said to strike a clause because that doesn't look good. Mr. Maxfield stated VOA never claimed financial hardship. Mr. Merrill said they did by saying there was no property available at fair market value and they have never demonstrated that they appraised any property for fair market value; they did not go out and do an elderly comparison. Mr. Maxfield said Mr. Merrill was arguing like a Board member and thinks it is probably appropriate to close the hearing because, unless the Board had questions for Mr. Merrill, he thinks they understand his position. He stated that Mr. Merrill is working on an appeal because an improper Board member served and according to a letter written by Mr. Merrill's attorney there are other 3 or 4 additional items that he is appealing that the Board can consider if they wish. Mr. Maxfield recommended that the chairman close the hearing and said he would recuse himself from deliberation for the three applications. Lois Choroszy stated that no matter what the Board recommended or didn't recommend at the last meeting they are allowed to make recommendations. She said she has been aware of several other projects in town and does not feel this has anything to do with the Board but feels this is a personal issue between Mr. Merrill and the applicant. Ms. Choroszy said the Board did not vote at the last meeting to approve this before it was presented to them tonight and the suggestions as Board members are what the town wants to hear. She said she would see this as a civil suit between Mr. Merrill and the applicant. Roy Merrill stated this will end up as a civil suit between him and the Board because they made the decision in January to give these people a voice vote that they didn't need to acquire his 2 acres. He also said the contract that they have to put forth good faith and he doesn't see that as good faith by coming in saying the land is conservation land. Mr. Merrill said he takes exception with them saying the land is conservation land and devaluing it. He said these people should be made to come up with a fair appraisal or not get the hardship. Mr. Merrill asked why the Board now is handing out hardship variances when they never have and what precedent are they setting. He said if the members voted on this tonight none of them should go home with a clear conscience since these people had not shown that they had done a fair appraisal. Mr. Maxfield said it is his opinion, and he is not voting tonight, that VOA does not need to show a fair appraisal for that property. He again stated that Mr. Merrill still has his land to sell at a value he feels is fair and the Board has taken nothing away from him. Mr. Merrill said the Board cannot deny they took the contract away from him by saying it was too much money and that damaged him. Mr. Maxfield said the contract was taken away because the land wasn't suitable. Mr. Merrill said the contract for the 2 acres to make the 10 acres, which he and Ms. Wilcock signed the night of the Board meeting, and which Mr. Maxfield had picked

apart saying it was too much money, has been destroyed because of this Board. Mr. Maxfield suggested the land could be sold to the town for town offices. Mr. Merrill said that is not the issue and the town will still have to answer to the fact that they damaged this contract. Chairman Powelson closed the hearing for the lot size variance, to be taken up under unfinished business.

**UNFINISHED BUSINESS**

**Case # 06-01, # 06-03, # 06-04 Volunteers of America – Special Exception, 2 Variances – Map 20, Lot 9.** Chairman Powelson said they would begin with the Special Exception. *Ned Lizotte made a motion to accept the presentation for the Special Exception and approve as presented. Seconded by George Saunderson.* The chairman asked Mr. Maxfield if he was voting on these applications. Mr. Maxfield said he would recuse himself from all three but would sit and advise on procedural issues as Vice Chairman. Chairman Powelson appointed Howard Pearl as a voting member for these cases. Mr. Powelson stated there are seven points that the Board has to make findings on in order to approve the Special Exception. He noted that Ms. Wilcock had gone through them quite thoroughly and asked if the Board had questions on them. Ned Lizotte said he thought they were clearly explained. Mr. Maxfield suggested determining the appropriateness of allowing this to occur, the proximity of things, and extending the District and if those were covered to the Board's satisfaction. Chairman Powelson reviewed Ms. Wilcock's answers to the seven questions and asked if Board members were satisfied with the information given. *He then asked for a roll call vote to approve the Special Exception. Howard Pearl – yes; Jon Huntington – yes; George Saunderson – yes; Ned Lizotte – yes; Dave Powelson – yes. All in favor; Special Exception granted.* Chairman Powelson stated the next item would be a Variance to allow 33 units of affordable senior housing under one roof. *Ned Lizotte made a motion to deny the area variance for 33 units as presented.* Mr. Pearl asked if a second could be made for the purpose of discussion. Mr. Powelson explained that it could and if there was no second then there may be a motion to approve the application. *Mr. Pearl seconded the motion for discussion purposes.* Chairman Powelson asked Mr. Lizotte if there was a reason he wanted to deny 33 units under one roof. Mr. Lizotte said he has no desire to deny 33 units under one roof but does see that there is a need to right a wrong. He said the wrong has been admitted by the attorney by trying to retract the part b of the area variance criteria in that it would be Lot 9 not meeting the 10 acre minimum. Chairman Powelson suggested this be taken up later. Mr. Lizotte asked for more time, saying one of the things that has been bothering him for months is the issue why this came to an agreement and then dropped. He pointed out a piece in the option agreement

**Zoning — cont. on 26**


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**Zoning — cont. from page 25**

that says “if the appraised value as determined by HUD is less than the purchase price stated above, the Seller and Purchaser may renegotiate the purchase price. In the event an agreement for a reduced purchase price cannot be reached, Purchaser may purchase the property under the terms and conditions herein described.” Mr. Lizotte said part of what was stated was that there were no options available and there are options available. He said the 8 acres are fine and he realizes that is the better piece of property but there is still the obligation to fill the requirement of 10 acres. Chairman Powelson said that really isn’t relevant to the 33 unit matter. Mr. Lizotte said that is why he felt this should be denied because there is the option of fulfilling the 10 acres and not needing the variance. Mr. Powelson clarified that they were currently considering the variance to allow 33 units under one roof and would get to the 8 acre variance later. Mr. Lizotte thought that is what was being discussed now. *Mr. Lizotte withdrew his motion to deny this variance. George Saunderson made a motion to approve 33 units under one roof with the stipulation that the footprint not be enlarged in future years. Seconded by Ned Lizotte.* Bob Ordway cautioned the Board on taking any action that would put limits on future Boards, saying the town has a set of regulations and this Board but those both may change. Roy Merrill stated that Bob may be right on that but the Board also has to look at the fact that they are asking for a variance which is up to the Board but he doesn’t feel Mr. Saunderson was out of line with the stipulation request. Mr. Saunderson explained his reasoning, saying future Boards may do what they want but this gives them a stronger leg to stand on. Chairman Powelson confirmed that Mr. Saunderson understands that future Boards can overturn this stipulation. Mr. Saunderson said he does and feels it is important to let future Boards know what this Board had in mind. Mr. Powelson clarified that the motion is to approve the variance to allow 33 units under one roof with the understanding that it not be enlarged. Ray Cummings stated this is a very dangerous precedent and that Mr. Ordway is absolutely right in saying that this Board has no right to limit future Boards. Mr. Cummings urged the Board to remove the stipulation. Roy Maxfield said he agrees with Mr. Ordway and Mr. Cummings about setting precedence but also understands Mr. Saunderson’s reasoning, saying it does not hurt anything by having the stipulation in the motion. Mr. Saunderson said he feels it would give future Boards an idea of the direction this Board was headed. Chairman

Powelson asked for a roll call vote on the variance for 33 units under one roof. *Howard Pearl — yes; Jon Huntington — yes; George Saunderson — yes; Ned Lizotte — yes; Dave Powelson — yes. All in favor; Use Variance granted.* Chairman Powelson stated that the next item would be a Variance to reduce the total acreage required from 10 acres to 8.1 acres. *Ned Lizotte made a motion to deny the Area Variance to reduce the acreage from 10 to 8.1 acres. Seconded by Howard Pearl.* Mr. Lizotte said he would argue this based on what he had prematurely stated earlier of the lawyer’s comment about retracting the financial hardship aspect and also in light of the statement on the previous purchase and sale agreement that the seller/purchaser may renegotiate a purchase price and part 2 that the additional 2 acres is not going to affect the proposal in any way, won’t deter or devalue. The additional 2 acres would make it fall in line with the land use regulations and there would be no need for a variance. Mr. Pearl said his second was based on 701.2 A 2 b, saying he does not feel they met the criteria. Attorney Sienkiewicz pointed out that those are the two sentences that were stricken earlier. Mr. Pearl said he did not feel the application should be changed after it was presented and did not feel they had met the criteria when saying there was no land available yet they had a signed p & s. Chairman Powelson stated that the Board has to prove that the applicant has met all points of criteria and, if not, the Board would have to deny them. Mr. Powelson asked Mr. Huntington if he had any opinions to share. Mr. Huntington said he feels this is a very important project for the town and time is of the essence. He said he understands Mr. Merrill’s point but if he was buying something and found he could buy it a little cheaper he would go with the way this has happened. George Saunderson concurs with Mr. Huntington and it is time to get on with it. Roy Maxfield asked if a timeline should be given if approved. Mr. Saunderson said he thought they should probably put a stipulation of construction beginning within 9 months. Chairman Powelson asked for a roll call vote on the motion to deny the Area Variance. *Howard Pearl — yes; Jon Huntington — no; George Saunderson — no; Ned Lizotte — yes; Dave Powelson — no. Yes — 3; No — 2; Motion defeated. Mr. Saunderson made a motion to approve the Area Variance with construction beginning by December 1, 2006. Seconded by Jon Huntington.* Mr. Pearl said he is in support of the project but is concerned by granting a variance that the Board is setting precedent. He does not feel they have really shown hardship in not being able to have the 10 acres. Mr. Saunderson stated that this is something special, not simply someone’s house or business but something that will

serve citizens of the town. He gave an example of someone wanting to build a senior center where services were going to be given away but the lacked half an acre, saying the Board would probably give a variance. He emphasized that this is not something that the Board does often or lightly. Mr. Huntington stated that Mr. Merrill still has his land and has the opportunity to develop a senior housing complex himself. Chairman Powelson asked for a roll call vote to approve an Area Variance to reduce the lot size requirement from 10 acres to 8.1 acres to expire on December 1, 2006. *Howard Pearl — no; Jon Huntington — yes; George Saunderson — yes; Ned Lizotte — no; Dave Powelson — yes. Yes — 3; No — 2; Area Variance granted.* Chairman Powelson addressed Mr. Merrill on his appeal. Mr. Merrill disagreed that this was his appeal saying he may appeal tonight’s decision but would talk with his lawyer. Tony Marcotte thanked the Board for their time. Julia Wilcock also said thank you to the Board.

**ADJOURNMENT**

*Howard Pearl made a motion to adjourn this meeting at 10:30 p.m., seconded by George Saunderson. All were in favor.*

*Respectfully submitted,  
Donna White, Secretary*

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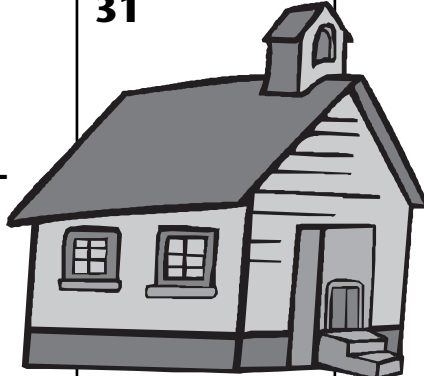
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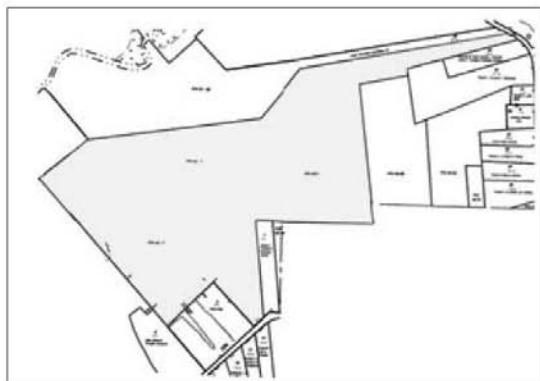




August 2006 in Loudon						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		<b>1</b> 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting@Com. Bldg. 7pm•Loudon Lions Club@Library	<b>2</b> 10-12•FREE Blood Pressure Clinic@ Hannafords in Concord 7pm•Ice Cream Social at Rec Field	<b>3</b>	<b>4</b> 	<b>5</b>
<b>6</b>	<b>7</b> 7pm•Rec. Com.@Com. Bldg.	<b>8</b> 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting/Board of Permit@Com. Bldg.	<b>9</b> 7pm•Army Band Concert@Rec Field	<b>10</b> "Treasure Reading" Celebration at Maxfield Public Library. Call Library for details.	<b>11</b>	<b>12</b>  <b>LOUDON OLD HOME DAY</b>
<b>13</b>	<b>14</b> 8pm•Fire Dept. Mtg.@ Safety Building	<b>15</b> 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting/Board of Permit 7pm•Loudon Lions Club@Library	<b>16</b> 7pm•American Legion Meeting	<b>17</b> 7pm•Planning Board @Com. Bldg.	<b>18</b> LEDGER DEADLINE FOR SEPTEMBER ISSUE	<b>19</b> Youth Referee Training. Call 783-4077 for more information.
<b>20</b>	<b>21</b> 6:30pm•Communi- cation Council @Com. Bldg.	<b>22</b> 9-12•Senior Health Clinic@Com. Bldg. 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting@Com. Bldg. 7pm•LYAA@Library	<b>23</b>	<b>24</b> 7pm•Book Group@ Library 7:30pm•Zoning Board@ Com. Bldg.	<b>25</b>	<b>26</b>
<b>27</b>	<b>28</b>	<b>29</b> 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting/Work Session	<b>30</b> <b>FIRST DAY OF SCHOOL</b> 	<b>31</b>		

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