

# The Loudon Ledger

PUBLISHED BY THE LOUDON COMMUNICATIONS COUNCIL



**January 2007  
Volume 9, Issue 1**

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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.*

## A Bird's Eye View of Loudon

By Debbie Kardaseski

On Thursday, December 14, I had the pleasure of a flight over Loudon compliments of Steve Jackson/Countryside Realty. It was a close-to-perfect day for photography — only a slight haze lingered on the horizon.

In a one-hour flight I managed to take almost one hundred photos! The vast majority of them are of sights in Loudon and through the next few months I'll be sharing them with readers of *The Loudon Ledger*.

Some of the photos will be "mystery" photos. Everything looks so incredibly different from the air that I couldn't always tell where I had taken a shot once I got home and was able to look at the photos. I'm hoping some of our readers will be able to help me out.

This month's photos are definitely *not* mysteries! The photo at right is a great view of the "municipal complex" in the Village. The large building in the foreground is the Safety building. Above it, slightly to the right, is the Maxfield Public Library. The barn that is visible to the left is the Community Building and right above that is the Town Office.

The photo below right shows another view of the Village area, looking north. The house in the lower right is the Dow's home. Across the street from it is the Cummings' home. You can also see the tank in front of the American Legion, as well as the Legion. In the very top right portion of the photo is another view of the Maxfield Public Library. If you live in the Village you may be able to spot your home in these pictures!

I would like to thank Steve Jackson for his generous offer of the flight. It was great fun and I can't wait for another chance to get a "bird's eye view" of other sections of Loudon. ■



Black

## LPD Holds Successful Blood Drive

Another successful blood drive sponsored by the Loudon Police Department was held November 28th from 2–7 p.m. at the Loudon Safety Building. This year we had a total of 76 donors. A total of 68 pints of blood plus an additional 5 double red cell units were collected. We fell a little short of our goal but are still pleased with the

turnout! Thanks to the many volunteers: Girl Scout Junior and Cadet Troops, and Lindsay Pillsbury for all their help in serving all the delicious soups and goodies; Samantha French, Roxanne Spencer, Marjorie Schoonmaker made some awesome chili's; Brenda Pearl and John Plummer for helping with paperwork and escorting. We would also like

*Robert N. Fiske, Chief of Police*

to thank Brookside Pizza for providing us with pizza this year.

As the holidays are fast approaching, I urge you in using caution in your travels. If you are attending holiday functions, please use a designated driver.

From all the members of the Loudon Police Department, Happy Holidays! ■

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.: 1–7 p.m. • Tues.: 10 a.m.–9 p.m. • Wed.: 1–9 p.m.  
Thurs.: 10 a.m.–9 p.m. • Sat.: 9 a.m.–1 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” 2007 Schedule

January 2007	Ad & Copy Deadline: Fri. 12/15	Council Meeting: Mon. 12/17
February 2007	Ad & Copy Deadline: Fri. 1/19	Council Meeting: Mon. 1/22
March 2007	Ad & Copy Deadline: Fri. 2/16	Council Meeting: Mon. 2/19
April 2007	Ad & Copy Deadline: Fri. 3/16	Council Meeting: Mon. 3/19
May 2007	Ad & Copy Deadline: Fri. 4/13	Council Meeting: Mon. 4/16
June 2007	Ad & Copy Deadline: Fri. 5/18	Council Meeting: Mon. 5/21
July 2007	Ad & Copy Deadline: Fri. 6/15	Council Meeting: Mon. 6/18
August 2007	Ad & Copy Deadline: Fri. 7/13	Council Meeting: Mon. 7/16
September 2007	Ad & Copy Deadline: Fri. 8/17	Council Meeting: Mon. 8/20
October 2007	Ad & Copy Deadline: Fri. 9/14	Council Meeting: Mon. 9/17
November 2007	Ad & Copy Deadline: Fri. 10/19	Council Meeting: Mon. 10/22
December 2007	Ad & Copy Deadline: Fri. 11/16	Council Meeting: Mon. 11/19

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Full Page	9¾"W x 11¾"H	\$230.00/issue

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The Loudon Ledger

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Council Members: Ray Cummings, Kris Tripp, Dottie Mulkhey, Mary Ann Steele, Tricia Ingraham, Emily Bracey, 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 Friday: 6:30–8 p.m. for grades 6–12

Sept.–June Faith Weaver Friends: Age 3 through 5th Grade. Fri. 6:30–8 p.m.



### First Church of the Nazarene

*Rev. W. John White, Senior Pastor*

33 Staniels Rd, Loudon NH 03307 • Ph: 603-224-1311 • Office Hours: 9–2, Tues.–Fri.  
phyllish@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)

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

**Bible Studies:** 7:00 p.m. • Kid's Time: 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 • www.loudoncongregational.org

**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.



### Loudon Family Bible Church

*“Where everybody is somebody, and Jesus is Lord!”*

*Pastor Steve Ludwick*

676 Loudon Ridge Rd., PO Box 7858, Loudon, NH, 03307 • 267-7577

www.myfamilybiblechurch.org • Email: fbc@emlot.com

**Sunday Worship:** 9:30 a.m. A blend of hymns & contemporary songs.

Fellowship time following service is provided. Sunday School for ages 4 years–5th grade during worship service. Nursery also Available.

**Sunday Evening:** Youth Group — For Grades 6–11: 6–7:45 p.m.

**Monday:** Men's Fellowship and Prayer 7–8:45 p.m.

**Wednesday:** Women's Bible Study, fellowship, and prayer: 9:15 a.m.

**Ongoing Evening Adult Bible Studies:** call for details



### 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 • 798-3112 • 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)



## Loudon Young at Heart

*By Joanne Arsneault*

Our annual Christmas potluck lunch on December 12 was great — as usual. We thoroughly enjoyed the many casseroles and salads of both the vegetable and fruit variety. We had coffee, sodas, punch, and rolls. It goes without saying that we also indulged in some non-fattening (yeah, right) desserts! They sure were good!

The Christmas decorations were very inviting with the poinsettias, red tablecloths, wreaths, and various centerpieces on each table. The people setting it up did a marvelous job. Kudos to those of you who did it.

A few of our members go south for the Winter and several others were “under the weather,” so we only had 31 people present. It's that time of year, I guess. Those of us who were present sang along with Roger Dow, who played Christmas carols on the organ. We ended the day singing “God Bless America.”

The door prizes were gorgeous poinsettias donated by Ledgeview and were won by Dick Malfait, Dottie Mulkhey, and Clem Lyon. Again, we are extremely thankful to our local businesses who donate prizes to the Young at Heart.

Our program for the January 9 meeting will be Letty Barton showing slides of a trip to the western US. This promises to be quite a show!

A reminder to our members: when local schools are cancelled or delayed due to weather conditions, we will have no Young at Heart meeting. This has only happened once that I am aware of, sooooo — see you next month! ■



## Concord Regional Visiting Nurse Association

PO Box 1797, Concord, NH 03302-1797, 224-4093

### Senior Health Clinics

A Senior Health Clinic will be offered in at the Community Center on January 23 from 9–noon. 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. If you need a ride, please call 798-5203.

### Monthly Walk-In Immunization Clinics

A walk-in Immunization Clinic for all ages will be offered on Tuesday, January 16, 2007 from 2:30–4:30 P.M. 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

On Wednesday, Jan. 3, 2007, from 10–Noon at Hannaford's Pharmacy, Ft. Eddy Rd., Concord a free blood pressure screening is available. 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. ■



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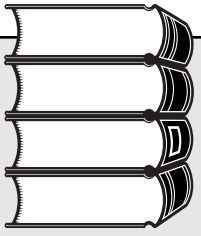


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## Maxfield Public Library News

By Cheryl Ingerson

### STORY TIME

Come in from the cold with your children in the New Year to enjoy an abundance of winter-themed tales. On January 2nd and 4th, stories from Marcus Pfister and Oliver Jeffers will include *Penguin Pete's New Friends* and *Lost and Found*, after which the children will make their own penguins. *Snow is Falling*, by Franklyn Branley, and Jan Brett's *Mitten*, will be read on January 9th and 11th, followed by a make-your-own mitten lacing craft. On January 16th and 18th, the children will listen to *The First Day of Winter*, by Denise Fleming, and *Sledding*, by Elizabeth Winthrop, and create a wintry scene to take home. January 23rd and 25th will bring *Bear's Eggs*, by Ingrid and Dieter Schubert, and *Bear Dreams*, by Elisha Cooper, and the children will take home their very own bear puzzle.

As Groundhog Day approaches, story times on January 30th and February 1st will reveal interesting facts to the children about marmots in Pamela Curtis Swallow's *Groundhog Gets a Say*. On February 2nd, children will discover if the groundhog they make at craft time will see its shadow.

### NEW BOOKS

What do you get when you mix snow, milk, and rice? The answer (and more) is in Gail Gibbons' book, *Ice Cream: the Full Scoop*. Have you ever wondered about the first moon walk? *Team Moon: How 400,000 People Landed Apollo 11 on the Moon*, by Catherine Thimmesh, might be just the book for you! It's the real story behind the first moon landing that even Presi-

dent Nixon wasn't sure was going to be successful. Interesting quotes and great pictures fill this book. Are you a Lemony Snicket fan? If so, you might want to check out *The End*, the thirteenth book in the series of "Unfortunate Events".

### GREAT MYSTERIES

by Sarah Jarvis

Murder. Revenge. Money. Power. Greed. Deception. Corruption. Conspiracy. Intrigued? As the winter months roll on and cabin fever sets in, you may be in need of a good mystery. Would it surprise you to know that many great mystery writers are also great travel agents? Open some of these books and be instantly transported to colorful cities in a variety of places.

If you can't be there in person, the next best way to experience this corner of Texas is with *Rick Riordan's* character, Tres Navarre. Navarre is a smart private eye and a San Antonio native. He can show you the best and most unsavory parts of town. See if you can figure out "whodunit" before this retired Berkeley professor cracks the case.

Lose yourself in the pages of a *Laura Lippman* book and you'll find yourself in the heart of Baltimore. Lippman's portrayal of the city is so good you'll be able to taste the crab cakes. Your tour guide through these novels is the lovely Tess Monaghan, ex-reporter turned private eye. She'll take you on a crime-fighting tour of the Charm City without ever having to leave the comfort of your favorite chair.

*Edna Buchanan's* strong female character, Britt Montero, is a crime

reporter who can hold her own on the hottest beat in the U.S. — Miami. Buchanan, who was once a crime reporter herself, serves up a great deal of spine-tingling suspense and pays such close attention to detail, you'll feel as if you're right there on the boardwalk. Sorry, you won't get a gorgeous tan, but you will save a lot on airfare.

Unlike Miami, Michigan's Upper Peninsula isn't exactly a vacation hot spot, but you'll be visiting it again and again once you get hooked on the Alex McKnight mysteries by *Steve Hamilton*. Full of plot twists and non-stop action, Hamilton's novels will keep you busy with nonstop reading. The area is depicted so well, you may have to stop and remind yourself that it is just fiction.

*David Fulmer* will not only transport you to a different place, he'll send you back in time to the exciting red-light district of early 20th century New Orleans. Follow private detective Valentin St. Cyr as he enjoys the best of what the Big Easy has to offer and uncovers untoward dealings behind closed doors of a city where it's hard to

tell the good guys from the bad. But don't worry, these novels are such a fast read, you'll be back in the right place and time for work on Monday.

If you're itching for a vacation, pick a city based on its crime. Reading one of the Library's mysteries is a fun and safe way to do that. Stop by today and check out these and other mysteries that will have you on the edge of your seat, and maybe even clear across the country, in no time.

### BOOK GROUP

The January discussion will be on the 25th at 7 p.m. Please call the Library for details.

### LIBRARY HOURS

The library is open 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.

### HOLIDAY HOURS

The Library will be closed Monday, January 15th in observance of Martin Luther King, Jr. Day. ■



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### How does the Polar Bear get to school?

TRCIAC

BERCATELE

CEOYKH

NAYJAUR

HCOLOS

TEKSA

He rides his

December Word Scramble  
Answers:

candy  
cold  
snow  
bake  
winter  
sled  
holiday  
mittens  
ice  
gifts

Cookie Sheet



# TO YOUR HEALTH

By Tricia Ingraham, BS

When we think of January and the New Year, we think of Resolutions. Maybe we feel like we have misbehaved all year, had our fun during the holidays, and now it's time to get back to what we should be doing. Most resolutions are about making positive lifestyle changes, such as quitting smoking and dieting. In researching this subject I came across a thought-provoking article by Donna Butt that asked the question, "Why should we make New Year's resolutions?" Her answer: "Because it is a time we can take to make ourselves better. The holidays are over and now it will be less stressful and we can take more time to take care of ourselves in a way that is good for us. New Year's resolutions give us a reason to stop doing something destructive to our bodies."

Ultimately, we should be setting personal goals for ourselves year round, but yet we seem to do it the most January 1, because we feel a sense of anew. The New Year creates awareness about what we would like to change about ourselves. We usually plan to stop doing something negative or start doing something positive. As we all know, all this is easier said than done. I want to provide you with some tips to aid you in making your New Year's resolution materialize.

## 9 Tips To Make Your New Year's Resolution Come True

**1. Go Public:** Those who say one thing and do another are labeled unreliable, hypocritical and even inconsistent. Tell everyone at home, work, gym, church, etc about your goal. The fear of being ill labeled or looked at as inconsistent by those who think highly of you

will psychologically pressure you to follow through. Daily tell 3 different people about your goal.

**2. Don't Wait:** Never wait for the right time, the right motivation, or the right intuition. For they will only come AFTER you have taken the initial step. Whether you are motivated or not, take one action daily towards attaining the goal you wish to put off. Then motivation will follow.

**3. Make Your Resolution "Quit-Proof":** The more you invest into something, the harder it's to give up on it. Invest more time, more energy, and if necessary, more capital towards the realization of that which you are pursuing. The less you have to lose, the easier it's to quit. Invest daily towards the attainment of your goal.

**4. Locate the Opportunities:** Though you cannot see them, opportunities are all around you. It's only when you are ready for them that they will be ready for you. Remember, when the musician is ready, the tune will appear. So get ready.

**5. Get Ready:** True readiness comes from acting on that which you are not ready for. As Aristotle once said, "The things you have to learn before you can do them, you learn by doing them." Plunge into it, and then you'll be ready.

**6. Develop Momentum:** One small action can build the excitement and the urge to continue or even finish what before you didn't feel like doing. That's how momentum is created. Just take one small step even if you don't feel like it and momentum will eventually emerge.

**7. Start Every Day With the Next Step:** Every morning, ask yourself, "What action would I take towards accomplishing my goal if success was

guaranteed?" Then take that very action in spite of any reluctance.

**8. Overcome Reluctance:** Keep in mind that easy things done with reluctance become difficult, and difficult things done with cynicism become impossible. Move beyond reluctance with the right anticipation.

**9. Anticipate Success:** A battle is not won or lost in the battlefield, but rather the night before in the soldiers' minds where they anticipated victory or defeat. Each day approach, your goal with certainty, by anticipating victory.

Source: [www.associatedcontent.com](http://www.associatedcontent.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: [dttingraham@comcast.net](mailto:dttingraham@comcast.net). ■**

## Handmade Quilt Raffle to Benefit Breast Care Center

Tickets to win a handmade queen-sized quilt and four other additional prizes can now be purchased in the HeartGifts Boutique in the Payson Center for Cancer Care to benefit the Concord Hospital Breast Care Center. Tickets are \$1 or 6 tickets for \$5 and can be purchased in the HeartGifts Boutique, the Breast Care Center and the Philanthropy Office.

There will be five winners drawn at the Heart Gifts Boutique on February 14, 2007 and you do not need to be present to win.

Other prizes are:

**Second prize:** A 8x10 framed photo of the Old Man of the Mountain;

**Third prize:** A handmade satchel;

**Fourth prize:** A latch hook rug (Christmas Tree);

**Fifth prize:** A latch hook rug (Boston Red Sox team logo).

For more information about the raffle, please contact the Office of Philanthropy at Concord Hospital at (603) 225-2711, ext. 3076 or select the events icon at [www.concordhospital.org](http://www.concordhospital.org)

Concord Hospital's Breast Care Center offers streamlined care from education and detection to treatment and follow-up. A dedicated team of healthcare professionals, including primary care physicians, radiologists, nurse practitioners, surgeons, pathologists and clinical support staff, help patients through every step of their treatment. For more information, call the Concord Hospital Breast Care Center at (603) 230-7266. ■



Concord Hospital pediatric patients in The Family Place and the Emergency Department will receive new stuffed animals while supplies last, thanks to a generous donation. The nearly 60 stuffed animals were presented recently by Alice Foote, an AVON Products, Inc. independent sales representative, left, to Carlene Blais, RN, Pediatrics Clinical Leader, right, and Crystal Cormier, BS, CCLS, Child Life Specialist, middle.

## 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)

02/24/07	9:00-4:30	Dept of Safety, 33 Hazen Dr., Concord
03/10/07	9:00-4:30	Dept of Safety, 33 Hazen Dr., Concord
03/17/07	9:00-4:30	Dept of Safety, 33 Hazen Dr., Concord
04/14/07	9:00-4:30	Dept of Safety, 33 Hazen Dr., Concord

### TWO-DAY SESSION (weeknights)

01/15/07 & 01/17/07	6:00-9:30	Bedford Police Department, Bedford
01/29/07 & 01/31/07	6:00-9:30	Bridgewater-Hebron Village School, Bristol
02/19/07 & 02/21/07	6:00-9:30	Bedford Police Department, Bedford
02/19/07 & 02/21/07	6:00-9:30	Bridgewater-Hebron Village School, Bristol
03/19/07 & 03/21/07	6:00-9:30	Bedford Police Department, Bedford
04/23/07 & 04/25/07	6:00-9:30	Bedford Police Department, Bedford
05/14/07 & 05/16/07	6:00-9:30	Bedford Police Department, Bedford
06/11/07 & 06/13/07	6:00-9:30	Bedford Police Department, Bedford ■

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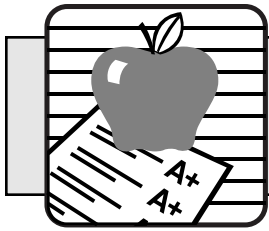
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## Merrimack Valley School District News

### Loudon Elementary School

#### Cold Season Reminders

With cold season well under way, here are a couple of reminders to keep our children healthy:

- Keep children home that have a temperature, headache, sore throat or stomach ache.
- Remind children to wash their hands with soap and water frequently.
- Remind children to cover their mouth when coughing or sneezing.
- Do not share drinks – each child should have their own water or juice container.
- Drink plenty of water!
- Dress in layers to keep warm and dry — remember to wear a hat!

If your child is unable to attend school due to illness, please contact Mrs. Muzzy prior to the start of school.

#### Important Dates

- January 2** – Classes resume, welcome back!
- January 4** – PTA meets 1st Thursday of every month
- January 9** – Dare program starts for 5th graders
- January 10** – Ski program starts
- January 15** – School closed in observance of Martin Luther King Day
- January 25** – Instrumental Concert 9:30 a.m. & 6:00 p.m.
- January 26** – Marks close
- January 26** – NWEA State testing for grades 3–5

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 or call Kris Tripp at: 783-0448. We look forward to hearing about your event or activity!

### Merrimack Valley Middle School

MVMS held the 2007 National Geographic Bee during the month of December. The 10 highest scoring students competed in the final competition on December 18th. Those finalists were Becca Hashem, Ben Higman, Brianna Tevnan, David Pavia, George Barry, Heather Wheeler, Jacob Kimball, John Lindonen, Nathan Merrow and Zach Theriault. It was a tough competition and the school champion was David Pavia and runner-up was Jacob Kimball. Congratulations to all who participated!

#### MVMS “Students of the Month”

*September:* Kevin Latham, Jordan Filion, David West, Alex Puntin, Spencer Cote.

*October:* William West, Max McConnell, David West, Andrea Stinson, Dezaray Adams.

*November:* Max McConnell, William West.

#### 8th Grade

The entire 8th grade will be attending a presentation on five 1-act plays at the Capital Theater for the Arts on 12/9/06.

8th grade students of the month for November, Alex Ortega, Chelsea Adams, Olivia Polep, Aaron Pendleton and Victoria Brochu. 8B Hannah Dziezanowski, Brandon Heath, Kendra Chamberlin, Phil Jewell, Edwin Giang, Emily Davis and Jess Hodge.

MV 8th grader Danielle Gauthier won the statewide “Constitution Day” essay contest sponsored by local newspapers. She will be honored at a reception at the State Supreme Court Building. Great Job Danielle!!!!

Team 8th grade language arts classes collected over 250 items, primarily canned goods and other non-perishable food. These items will be donated to the local food pantry at Immaculate Conception.

#### 7th Grade

Seventh graders made their annual migration to the Nashua fish hatchery. The hatchery supports the restoration of Atlantic salmon in central New England by providing salmon eggs for program needs. Students learned about the life cycle of the Atlantic salmon, noting the dramatic changes that occur as the fish grow and mature and the peculiar nature of fish that migrate between freshwater and saltwater habitats. Examples of the salmon in various stages of growth present and available for view. Students were also able to watch the harvesting of salmon eggs from a fertile female and the subsequent fertilization by a slightly stunned male. (Isn't that always the case?) A couple of brave student volunteers assisted hatchery volunteers with the process. Reactions ranged from fascination to wicked gross.

Seventh graders will soon be starting the “family” component of an unit on making connections. The family unit will focus on culture. Students will be looking at different cultures from around the world. They will be conducting interviews of relatives to gather information about their ancestors and learn more about their own cultural heritage. One of the more interesting things to share from different cultures is food. So parents, dig out those old family recipes for the upcoming International Food Festival.

#### Library Good News:

The library enjoyed lots of book browsing and book talking during our Fall Book Fair! Students, staff and community were very supportive and found lots of good reads. The library appreciates everyone's attendance and we look forward to offering the community our “Buy One-Get One Free” bookfair in late May/early June.

Book Club enjoyed picking out books from the Book Fair that they felt the library should have! We had a book discussion of *Esperanza Rising* in mid-November. In December Book Club will be organizing and collecting used children's books (in good condition) to donate to a local charity. Community donations are welcomed.

#### Middle School Basketball Boys & Girls

1/2/07	Away
1/4/07	Home, 4 p.m.
1/8/07	Home, 4 p.m.
1/18/07	Away
1/25/07	Away
1/29/07	Away
2/1/07	Home, 4 p.m.
2/5/07	Away
2/12/07	Away

#### Related Arts

Minor up grades to the computer in RM 213 will allow students to be more involved in the 6th and 8th grade Visual Arts Gallery. The hope is that in the future the process of training students to photograph and design a gallery page will become more efficient and that the design of the pages will become more creative. We are still learning to use tables in the up graded First Class Server. Currently the page can be viewed by going to Merrimack Valley Middle School, clicking “Teaching Teams,” then “Related Arts,” then “Lincoln” then Student Gallery. The gallery is changed once at the end of each quarter.

“Read 180” has taken off at the middle school and high school. Approximately 60 students are enrolled in this intensive reading intervention program that helps struggling adolescent readers improve and increase their reading levels. Students can actually track their success in reading comprehension, fluency, word identification, vocabulary and writing.

### Merrimack Valley High School

#### Construction Update:

We have received tentative plans for the next phase of construction. Please remember, these are estimates only and subject to change as the project unfolds.

1. In January, we plan to move into the 6 new science labs.
2. The new cafeteria dining area will open before the end of January, with the kitchen being renovated after June 1st. We anticipate a modified lunch program for the last 2 weeks of school as the kitchen is being renovated.
3. The back wall of the school will be completed in Feb. as English and Social Studies classes move into temporary spaces.
4. In March, we expect to move the library from the second floor to the new space on the 1st floor.
5. In May, we hope to move the Art classes to their new rooms on the second floor.
6. The front entrance, main office/guidance areas, and the entire front of the school will be renovated next summer. We plan to use an alternative entrance in June, July, and August to accommodate students and parents who need assistance.

**Don't Want to Wait for  
The Ledger to read the minutes?  
Copies of minutes are available  
at the Town Office within  
72 hours of a meeting or online at  
loudonnh.org.**

**School News — cont. from page 6**

As always, we appreciate your patience and flexibility during this exciting time for the school.

**Yearbook Announcement:**

Looking for the perfect holiday gift for your son or daughter? Order your 2007 Yearbooks, on sale for \$50. Call Jostens' Direct Solutions at 1-866-282-1516 or order on the [www.jostens.com](http://www.jostens.com) website. Your children will be glad you did! Submitted By: The 2007 Yearbook class and Miss Fitzgerald, Advisor.

**Guidance:**

Guidance is busy this month preparing college application packets for seniors. Parents of seniors- Please remind your child to check deadlines on his/her applications!

Guidance has put together our quarterly "Counselor Watch" list of 9th graders in danger of failing more than one class. These students have been flagged and told to report after school at least once per week, preferably more often than that, to get help from teachers and catch up in their classes. The After School Academic Support Center is open Mondays, Wednesdays and Thursdays every week from 2:30-4:00.

PSAT scores were distributed to students in homeroom Wednesday Dec. 6. Guidance counselors went over how to interpret the scores and use them to improve SAT scores.

Monday, December 11th, the Concord High School Regional Technology Center (Voc.) did a presentation for all current 10th graders about course offerings they can apply to take next year during their junior year. The Technology Center offers classes to extend learning opportunities such as Culinary Arts, Criminal Justice, Health Occupations, Internetworking, Graphic Arts, Foundations of Education, Construction Technology and Automotive Technology. Sophomores will tour the program on a field trip February 1st. Seats in these classes are limited and an application process will be used that considers the student's potential for academic success, attendance, behavior, and the importance of the class to the student's career goals. In addition to Concord Regional Technology Center, MVHS now has an exchange program with Winnisquam Regional Agricultural Technology Center. Current 10th graders will have an opportunity to tour this program and its offerings and apply to take these classes in their Junior and Senior years. Winnisquam offers programs in Agricultural Science, Horticulture and Forestry. They are currently looking at expanding their offerings to include an Animal Science class for students interested in pursuing careers working with animals. The tour and application process will occur in early February close to the Concord tours.

Reminder to parents of seniors — you can begin the process of filing your Financial Aid applications as of January 1st. Online filing is the preferred and most convenient method. Go to [fafsa.ed.gov](http://fafsa.ed.gov). This is a free process- do

not pay for help filing. New Hampshire Higher Education Assistance Foundation will do this for you for free. They can be reached at 225-6612.

Guidance will be offering a presentation for all seniors and parents of seniors about the financial aid process. Information will be provided about the FAFSA and parents can get any questions they may have about this sometimes confusing process. This presentation will take place at 6:30 on January 11th at MVHS in the auditorium. Submitted by: Mark Ciarametaro.

**The performing arts club:**

The performing arts club (hereafter known as the MVHS Starving Artists) will be rehearsing for an upcoming production of *Taming of the Shrew*. Auditions are were held Monday, December 11th and Wednesday December 13th. We are hoping to produce our play at the end of February...waiting to see what spaces will be available. Submitted by: Angela Pitrone-Nason, advisor

**Journalism:**

My journalism class, a quarter long course, has started to publish a weekly student newsletter. Our publication is divided into 4 departments: Student Life, Sports, Teen Life, and Outside MV. The articles, editing, and layout are done completely by the students. Submitted by: Mik Proulx

**Sophomore Class News:**

Sophomores raised \$2,300.00 from their first major fundraiser this year. Great job to all participants. Missing items will be arriving before the December holiday break. Our second fundraiser is in the works.

On Wednesday, January 24th we will be hosting a FACULTY vs. STUDENT basketball game at 7 p.m. This event will be filled with fun, competition, music, and school spirit. We are hoping to pack the gym and make this a night to remember. More details will follow as we get closer to January 24th. Submitted by: Mr. Smith and Mrs. Corrow-2009 advisors

**News from the Library Media Center:**

It's an all-too-common problem. Students come into the library and ask if we can open a document they have carried to school on portable media (floppy disks, CD-ROMs, or USB flash drives) only to discover that we cannot open them due to incompatible programs.

Or another snag — inability to access or open email or the documents attached to email. (At present the school district employs a filtering/safety application called "Dan's Guardian," which blocks personal email, suspicious sites, etc. Unfortunately a number of legitimate sites and applications are blocked too, but the Tech Support Team is working on that.)

Here's a possible solution to this dilemma — free web-based software programs. We're not talking about programs that you download onto your computer at home and use on your own PC (or Mac). No, these are productivity

programs that reside on the Web. Anyone with an Internet connection can use and store them online!

Think about it, students create documents online at home then access those documents in school to continue their work. Corrupted floppies will be a thing of the past. No complications about email access (oh yes, this too is a problem).

Here is a blurb, directly copied from Google about their writing and spreadsheet applications. Why not check it out. Of course, parents can use this too! (You will need to create a Google account to access these applications.)

*"If you've ever struggled to keep track of different versions of spreadsheet or word processor files sent over email, Google Docs & Spreadsheets may be right for you. Google Docs & Spreadsheets is a free web-based word processing and spreadsheet program that keeps documents current and lets the people you choose update files from their own computers. You can, for example, coordinate your student group's homework assignments, access your family to-do list from work or home, or collaborate with remote colleagues on a new business plan."*

**Jazz All State Students:**

203 students from across the state auditioned for the All State Jazz Choirs, the top 64 students were selected to participate. The following students will be singing in the Jazz All State Choir:

Rachel Carlson, Alto voice, Junior (2nd time), 11th highest score out of 68 altos who auditioned

Seth Magee, Bass voice, Junior

Sam Vendt, Bass Voice, Senior (2nd year in a row)

**All State Students:**

430 students from across state auditioned for the All State Chorus, 173 students were selected.

532 instrumentalists from across the state auditioned for the All State Band & Orchestra, 204 students were selected to participate.

The following students were selected to participate in the All State Music Festival:

Rachel Carlson, Alto voice, Junior, (2nd time)

Seth Magee, Tuba, Junior, 5th highest score out of the 13 who auditioned

Amos Powelson, Trumpet, Junior

Althea Rosen, Alto voice, grade 11 (2nd year in a row), 6th highest score out of the 51 altos who auditioned in her room

Sam Vendt, Bass voice ■



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# A LOOK AT LOUDON HISTORY

By Amanda Masse

I hope you all enjoyed the photos of the snow storm of 1958, which were given to me by Harriet McLaren. At the time of this writing, we haven't seen but an inch or so this year — and that has melted away. I know the winter weather enthusiasts will hope for more soon!

Do you know anything about the house that is this month's mystery photo? If you do, contact me to share your details. You can email me, Amanda at [jaelmasse@comcast.net](mailto:jaelmasse@comcast.net) or call 783-0227.

I am always looking for more pictures 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. If you are bored while stuck in the house this winter, dig through some photo boxes and see what you can find! ■



Last month's Mystery Photos

This month's Mystery Photo



**Next Deadline:**  
**Jan. 19, 2007 for the**  
**February issue.**



*Happy New Year!*

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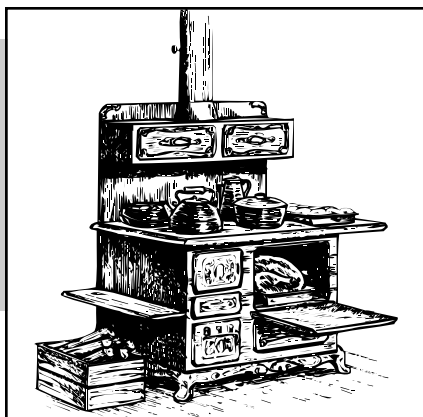
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## What's Cookin'! Recipes from Loudon kitchens...

This month: Filling Up Without Filling Out

By Jennifer Pfeifer

Keep up with your New Year's resolutions with some light and healthy recipes that will fill you up without filling you out. This month's ideas were taken from the Food Network ([www.foodnetwork.com](http://www.foodnetwork.com)). The website is a great way to find new recipes, or look for those old lost favorites — just click on "Get Healthy."

The internet can be a wonderful tool to help you find what you're looking for. Just make sure you read through any recipes thoroughly before starting the process in the kitchen. This will help you to assure that what you have found online is actually what you're looking for. Also, when you do start your cooking or baking in the kitchen you'll know what to expect and be ready for the process.

### SUPER QUICK MINESTRONE (A great recipe that will fill you up!)

Recipe courtesy Michael Chiarello

- 1 cup (4 ounces) tubetti pasta, or other small pasta shape
- Extra-virgin olive oil
- 6 cups chicken stock
- 1/4 pound pancetta, cut into 3 pieces
- 6 medium garlic cloves, each cut in 1/2 lengthwise
- 2 cups finely chopped yellow onions (2 small onions)
- 1 cup small-diced celery (2 medium stalks)
- 1 cup small-diced carrots (2 to 3 medium carrots)
- 1 tablespoon finely chopped rosemary or thyme leaves
- 1 (14-ounce) can cannellini beans, drained and rinsed
- 1 (14-1/2-ounce) can diced tomatoes
- 4 cups small-diced zucchini (green/yellow) (5 small zucchini)
- 2 cups small-diced, peeled russet potatoes (1 large russet)
- Salt and freshly ground black pepper
- 1 cup freshly grated Parmesan

Bring a large pot of salted water to a boil over high heat. Add the pasta and cook according to package directions until al dente. Drain and transfer the pasta to a baking sheet. Toss the pasta with a little olive oil to prevent sticking.

In a large saucepan over medium heat, warm the chicken stock.

In another large saucepan over high heat, heat 1/4 cup oil. When the oil is hot but not smoking, add the pancetta and cook until it begins to brown, 3 to 4 minutes, turning occasionally. Add the garlic and cook until it begins to brown, about 1 minute, stirring occasionally. Lower the heat to medium and add the onions, celery, and carrots.

Cook until the vegetables are soft, 8 to 10 minutes, stirring occasionally to prevent browning. Add the chopped herbs. Raise the heat to high. Add the beans, tomatoes, zucchini, and potatoes. Add the chicken stock and bring to a boil. Then bring it down to a simmer and cook until the potatoes are tender, 12 to 15 minutes, skimming any foam off the top of the soup. Season generously with pepper. Add salt, to taste. Just a few minutes before serving, add the cooked tubetti pasta. Serve warm with Parmesan and olive oil passed at the table.

*Cooking notes:* Add the cooked pasta just before serving. If it sits in the soup too long, it develops a flabby texture. Tubetti (little hollow tubes) are the classic pasta for minestrone, but you could substitute another small shape of pasta.

### ROASTED BROCCOLI WITH GARLIC (A great side dish or served over pasta)

From Food Network Kitchens

- 1 bunch broccoli (about 1-1/2 pounds), cut into florets, stems peeled and sliced or diced
- 2 tablespoons extra-virgin olive oil
- 3 cloves garlic, sliced
- Kosher salt and freshly ground pepper

Preheat oven to 450 degrees F. Toss the broccoli florets with the olive oil, garlic, salt, and pepper on a baking sheet. Spread them out and then roast, without stirring, until the edges are crispy and the stems are crisp tender, about 20 minutes. Serve warm.

### BANANA-RUM SOUFFLÉ (A rum recipe you can use)

From Food Network Kitchens

- 1 teaspoon softened unsalted butter
- 2 tablespoons granulated sugar, plus additional for dusting
- 3 large ripe bananas, peeled and sliced
- 1/4 cup dark brown sugar
- Juice of 1/2 lemon
- 2 tablespoons dark rum
- 5 large egg whites
- Pinch fine salt
- Cocoa powder for dusting, optional

Lightly butter the insides of 4 (1-cup) ramekins, then dust with sugar. Space them evenly on a baking sheet and put in the freezer.

Put the bananas, brown sugar, lemon juice, and rum in a medium saucepan. Cook uncovered, over medium heat, stirring occasionally, until the bananas begin to soften, about 7 minutes. Mash the bananas with a potato masher or large fork until mostly smooth; continue cooking to make a thick puree, about 8 more minutes. Cool to room temperature.

Position the oven rack in the lower third of the oven and preheat to 425°.

Whip the egg whites and salt in a large bowl with an electric mixer at medium-high speed until foamy. Increase the speed to high, gradually pour in the 2 tablespoons sugar, and whip until the whites hold soft peaks. Fold a quarter of the whites into the banana mixture and then fold in the remaining whites. (Don't dally here; timing is everything with soufflés. Whip, fold, and get the soufflé in the oven without missing a beat.)

Evenly divide the batter among the prepared ramekins. Bake the soufflés until well puffed and golden, about 15 minutes. Dust with a light sprinkling of cocoa powder, if desired. Serve immediately.

**Next Month:** Sweets for your sweets. What are some of your favorite sweet tooth recipes? As always, I'd love to hear from you with your own recipes or suggestions for recipes. Let me know by email at [jtpfeifer@comcast.net](mailto:jtpfeifer@comcast.net), call at 783-8986, or send mail to 168 North Village Road, Loudon, NH 03307. ■



## Girl Scouts

It's Girl Scout cookie time! The girls welcomed the selling season with a "Cookie Kick-off" event on January 6th. They enjoyed games and crafts related to this year's cookie theme, "Step it Up" and had the privilege of enjoying some cookie samples, just one of the many benefits of being a Girl Scout. The selling period runs till January 30th so hopefully the knock you hear on your door will be an eager Girl Scout with order card in hand, anxiously awaiting a cookie order from you. If you don't have that opportunity and you wish to order Girl Scout cookies please call Michele Paquette, Service Unit Manager, at 603-783-4275.

The Loudon Service Unit is holding a Volunteer Recruitment Open House on Sunday, January 21st from 2:00–4:00 p.m. at the Community Building (a.k.a. Charlie's Barn). Stop by anytime between those hours for refreshments and to hear ways that you can help out and make a difference in the lives of the girls of Loudon. We need you!! The Loudon Service Unit is always looking for adult volunteers. No matter what your skills or interests there is a place for you in Girl Scouts.

We are also looking for a local business to sponsor the purchase of troop flags for all the troops here in Loudon. If your business is interested please contact, Michele Holbrook, Public Relations Coordinator, at 603-798-3669 or Michele Paquette, Service Unit Manager, at 603-783-4275 for more information.

See you next month!



*"Caroling Through the Village" event on Sunday, December 17th.*

### Brownie Troop 45

*Michele Holbrook & Lysa Crouch*

Troop 45 is currently working on responsibility. Lysa & I have the girls divided into three patrols for the first part of our meetings. This setup will give all of them exposure to leadership and following through with their tasks (a.k.a. kapers).

The girls are compiling a list and determining what field trips they want to take in the coming months. We are also setting goals for our cookie selling season in order to earn troop funds to pay for some of these field trips.

Troop 45 continues to work on their continuing community service projects and hopes to add more as time goes on.

### Brownie Troop #300

*Amanda Masse & Michele Paquette*

We are working on our "Around the World" try-it and will be researching and representing the country of Guatemala at a World Thinking Day event in February. The girls will learn the customs and traditions of girls and Girl Scouting in that country. They will be making a flag, a map, presenting information about the country, making craft kits for the attendees of the event, presenting a game song or dance, making food for attendees to sample, and creating SWAPS (Special Whatchamacallits Affectionately Pinned Somewhere) for all those attending. Thank you to Margaret Hillman for having so much information on the country and helping out with the project. We will be very busy learning about Guatemala. It should be an amazing experience!

For a community service project we made four large no-sew blankets for the Pediatrics Department at Concord Hospital. We had four volunteers from our troop help pack Thanksgiving meals and sort food at The Blessed Hope Food Pantry. We went Christmas caroling with all Loudon Girl Scouts through the village, which was a wonderful time.

We are "Stepping it Up!" and are ready to sell Girl Scout cookies! A huge THANK YOU goes out to Corinne Rattee who has stepped up and is taking on



*The girls enjoyed hot cocoa and cookies in the Community Building after singing.*

the cookie sale organization for our troop. Thank you all for a great start to the scouting year and the girls and adults of Brownie Troop #300 are ready for an exciting 2007!

### Junior Troop 361

*Samantha French and Jenna Paquette*

Troop 361 had an awesome day in Boston!!! We visited the New England Aquarium. We loved all the penguins, assorted fish, the jellyfish exhibit and Myrtle the green sea turtle. The girls were lucky enough to participate in "Top of the Tank Talk" with a marine biologist.

We also made a short stop at Quincy Market. We enjoyed music provided by some wonderful bell ringers. Then we were off to the Boston Common via

the "T." While on the Common we walked over to the Frog Pond and watched the ice skaters and then off to the tadpole playground to burn up some energy! After the Common we went on a site seeing tour on the "T," we rode out to Cleveland Circle in Brookline and back into town, the girls loved the train and this was a good chance for the girls to try and get some kind of idea how big the city is. We got off the train at the Haymarket exit and headed over to the North End. We took a walking tour and went to a couple of bakeries and even a cheese shop.

This exciting 12-hour day helped us complete our "Outdoors in the City" badge and also start our "Water Wonders" badge.

We have also worked on our community service by maintaining the food drive collection box at the Maxfield Public Library and we wrote two dozen Christ-

*Scouts — cont. on 11*



*Scouts — cont. from page 10*

mas cards to be sent over to the troops in Iraq through a wonderful organization called Mooremart (for more info on this organization go to [www.mooremart.org](http://www.mooremart.org)).

We are completing our "Sew Simple" badge before Christmas by making Christmas ornaments.

We are planning a fun activity for our Cookie Kick off in January and are going to be a part of a GSSWC program called Science and Engineering Badge Blast where we will earn our "Science Sleuth" badge in February.

Troop 361 is excited and learning while having a fun time and experiencing how important community service is for everyone.

Troop 361 would like to thank the Maxfield Public Library who is always willing to help us with our community service projects!!!

## Brownie Troop 685

*Christine Campbell & Karen Minery*

The girls completed their community service project by collecting canned food for the Blessed Hope Food Pantry and delivering/sorting the food at the pantry the end of November. December began with another community service project of making fleece blankets for Concord Hospital. Each girl made a blanket, totaling 10 blankets donated. The girls enjoyed a field trip to Kaleidoscope Kids in Concord for an ornament making class and dinner at McDonald's. The girls are looking forward to Christmas caroling with the service unit and making Christmas gifts for their families. The New Year will begin with our cookie kick off and annual cookie sale. Lots of fun things planned for January, including a mid-year ceremony.

## Daisy Troop 955

*Julie Segien & Kathy Fischer*

Troop 955 has had a fresh and new scout year so far. From earning petals for being kind and considerate, to truthful and sharing, plus in the center of the petals learning the Girl Scout Promise. The troop will finish up the year by caroling down South Village Road with other Loudon Girl Scouts and a ceremony pinning in January for the start of the 2007 year.

## Cadette Troop 2356

*Christine Campbell & Michelle Drago*

The girls have been busy fulfilling community service obligations. They worked very hard at the Loudon annual blood drive. The girls also donated materials to make fleece blankets for the Concord Hospital. The girls are looking forward to Christmas caroling and the New Year filled with opportunities to provide more community service and mentoring younger girl scouts. The

girls are planning to attend the YMCA lock-in and the World Thinking Day event.

## Junior Troop 2641

*Heather Herter & Darlene Conte*

The girls had lots of fun participating in Novemberfest 2006 with over 250 other Junior Girl Scouts throughout the state. They earned two badges, which they are wearing proudly on their uniforms. While they were busy working on their badges, Darlene, Amanda Masse, and I attended leader enrichment workshops. The three of us learned lots and are anxious to share the ideas with the other leaders and girls in town.

Troop 2641 is very excited to be taking part in a World Thinking Day Event in Henniker on February 3, 2007. This event allows girls to explore Girl Guiding and Girl Scouting from other countries around the world. The girls collectively decided that they would like to not only visit the countries represented there but would like to have their own booth for others to visit. We had a vote and decided on Ireland, it was not taken yet by another troop so we will be representing that country. It is going to require a lot of hard work and extra time for us but we are looking forward to it.

We continue our service project of making more "no-sew" fleece blankets for Concord Hospital. The girls have done a great job on them so far and have really worked well together to get them done. As a troop we will be discussing what other service projects we want to do with the profits from hopefully a very successful cookie sale. Thank you for all your support with our cookie sales and all the other projects that have been done by our troop and Loudon Girl Scouts. Look for us at Fox Pond Plaza this March/April with lots of cookies. ■

### Loudon Girl Scouts Volunteer Recruitment Open House

**Sunday, January 2  
12:00–4:00 p.m.**

**Community Building,  
Loudon**

**Stop by anytime  
between these hours**

**Learn about  
volunteering in  
Girl Scouts**

**Enjoy some  
refreshments**

## Sock and Toiletries Drive Jan. 15 to Feb. 15

Loudon Girl Scouts are holding their second annual Sock Drive.

We are collecting new and gently-used socks and new toiletry items for a local homeless shelter.

Donation ideas include: lip balm, hand lotion, body lotion, deoderant, soap, shampoo, tampons, hats, mittens, and new and gently-used warm socks.

Please drop donations off at the Maxfield Public Library or contact Samantha French at 783-4601.



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## The American Legion Post 88 Loudon

The New Year is here, and we hope all of you had a very Merry Christmas and a safe Holiday Season.

This month, we are letting everyone know of a jewel, that is right here in New Hampshire. It is the New Hampshire State Veterans Cemetery in Boscawen. If you have not had to visit this cemetery, you really should. It is very well laid out and well kept. The staff, under Roger Desjardins, is knowledgeable, helpful and is more than willing to answer any of your questions.

The New Hampshire State Veterans Cemetery Association was established based upon the desire of veterans, families, and organizations to honor their loved ones.

### The New Hampshire State Veterans Cemetery Mission:

*To provide and maintain a dignified final resting-place to honor New Hampshire's Veterans and eligible dependents which expresses the State's gratitude for their service to the country. The New Hampshire State Veterans Cemetery conveys peace through natural beauty and is a source of pride*

*to veterans' families and residents of New Hampshire.*

### HISTORY

On July 1, 1997, The New Hampshire State Veterans Cemetery (NHSVC) was legislatively established. The facility was funded jointly by the state and federal governments. The 104 acres of land was previously used as a state forest in the town of Boscawen, New Hampshire.

Phase I construction was partially completed in November of 1997, which involved about nine acres of the 104 acres of land. On August 15, 2003, final Phase I construction was completed with federal funds. A memorial brick walkway and history walkway were constructed through the generosity of many individuals and organizations.

The current cemetery development of 14 acres provides adequate burial sites for several years to come. The master plan has 6 additional phases for future expansion which will accommodate future burial needs.

NHSVC was the first state cemetery east of the Mississippi River which allows the interment of non-resident veterans. The state of New Hampshire

is proud and honored to provide this dignified resting place for all veterans and their eligible dependents.

Burial status and facts as of December, 2006, including all burials from July 1, 1997 to November 10, 2006:

Full casket: .....834  
4475 sites available

In-ground cremation: ..... 611  
5,944 sites available

Columbarium cremation: ....1080  
1,508 sites available

### Totals as of December 12, 2006:

Veterans: .....2125

Dependents: .....459

Memorial markers:.....54

Sixty-seven percent of interments are cremations.

The NHSVC has 10,996 pre-applications on file and New Hampshire has over 146,000 veterans, which is roughly 14.2% of the population.

This cemetery is not just a burial area. It is definitely well worth the time to just visit. It has the circle of flags, and the history walkway with twenty white granite monuments that are 7 feet

tall. Also, the memorial walkway, a 1,000 foot brick walkway with benches and memorials, where you can see all of the bricks that have been placed honoring veterans. **For more information call NHSVC (603) 796-2026, or E-mail them at [vetcem@nhsvc.com](mailto:vetcem@nhsvc.com). Please visit their web page [www.nhsvc.com](http://www.nhsvc.com).**

Please take an hour or two out of your busy schedule, to visit this cemetery and see if you come away as impressed as I was and other have been. Thank you.

### POST NEWS AND EVENTS

Membership is still a priority. Monthly meetings are on the 3rd Wednesday of every month, at the Legion Hall — Please come visit. We have many projects in the works, which will be mentioned in the future, and we hope the Town and towns people will take an interest in.

Don't forget we have hospital equipment available for anyone in need.

Please call Fred at 224-0172 or Jim at 435-8892. ■

*Thank you,  
The Legion Family*

## Jump-Start The Day With A Balanced Breakfast

(NAPSI)-Studies continue to validate the importance of eating breakfast for children, teens and adults. Not only do breakfast eaters, young and old, maintain healthier body weights, but they also enjoy benefits beyond the waistline. Kids who skip breakfast rarely make up for the missed nutrients during the day, and kids who eat breakfast experience fewer discipline problems and more academic success than their non-breakfast-eating counterparts. Additionally, studies show that teenage girls who frequently eat cereal weigh less on average than those who do not.

But to reap the greatest benefits of breakfast, it's important to not only make the time to eat, but also make a smart choice. Prominent registered dietitian, author and educator Kathleen Zelman shows how to jump-start the day with a healthy breakfast.

By selecting cereal, Zelman says, consumers choose a quick and easy morning meal with fewer calories than many other popular breakfast items, such as a bagel with cream cheese and fast-food breakfast sandwiches. Zelman sets the record straight on breakfast myths:

1. I skip breakfast so I can save the calories for later. Adults and kids who eat breakfast regularly tend to have healthier body weights and better nutrient intakes than breakfast skippers, so be smart and plan ahead.
2. I'm not a breakfast person. You don't have to eat a lot to get the benefits. You will be more energized and sharper as a result of "breaking the fast."
3. I don't have time. Cereal with milk is quick and easy, and if you choose the right cereal, you get calcium, whole grain and plenty of nutrients.
4. I exercise in the morning, so I can't eat breakfast. If you fuel your body, you'll actually get more from your workout.
5. Breakfast can't be fun. With a little planning and some creativity, breakfast can definitely be fun! For example, treat your kids (and yourself) to a breakfast parfait: layer low-fat yogurt, fruit, and your favorite crunchy cereal for a satisfying and fun morning meal.

Kathleen Zelman, MPH, RD/ LD, is a prominent registered dietitian, author and educator. Her nutrition expertise is backed with years of professional experience as a clinical dietitian, as well as a spokesperson for the American Dietetic Association. She is a contributing writer for newspapers, magazines and Web sites. Her books include "A Harvest of Healing Foods: Recipes and Remedies for the Mind, Body, and Soul."

For more information about the benefits of breakfast and other smart food choices, go to [eatright.org](http://eatright.org). ■



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## Fisher Bag Limit Changed; Weasel Season Set

New wildlife rules affecting the season and bag limits for trapping and hunting fisher and weasel are now final.

New Hampshire trappers should be aware that the rules make significant changes in fisher bag limits in much of the state. For the 2006–2007 fisher trapping and hunting seasons, the bag limit is a total of 15 fisher, but no more than 10 fisher may be taken from the combined area of WMUs A, B, C, D, F, G, I1, J2 and K; and no more than 5 fisher from the combined area of WMUs E, J1, L and M. New Hampshire's open season for trapping fisher is December 1–31.

Fisher are common throughout New Hampshire, but recent data indicates a reduction in bag limits is warranted in certain Wildlife Management Units, according to Eric Orff, a wildlife biologist and the Furbearer Project Leader for the New Hampshire Fish and Game Department. The fisher's soft, dark fur is considered a luxury item. Statewide, trappers typically take about 500 to 700 animals by trapping each December. For the 2005–06 season, 519 were taken. Hunting of fishers is allowed from December 1 to January 31, although few of these shy animals are taken by hunters. All fisher must be sealed by a conservation officer.

Fisher were nearly eliminated from New Hampshire in the late 1800s and early 1900s because of unregulated harvest and habitat destruction (loss of forest). The season was closed from 1932 into the 1960s, allowing for their natural recovery. Fisher populations have fully recovered under Fish and Game's current science-based management strategies. Fishers rely on small prey items such as mice and squirrels for their mainstay.

The new wildlife rules also set the dates for New Hampshire's seasons for taking of weasel. The open season for taking weasel by traps is October 15 through March 31 in WMUs A, B, C, D, E, F, G, and J1; and November 1 through March 31 in WMUs H, I, J2, K, L and M. The open season for taking weasel with firearms or bow and arrow remains September 1 through March 31. Very few weasels (39 last year) are trapped in New Hampshire.

Trapping in New Hampshire requires a license and completion of a Trapper Education class offered by N.H. Fish and Game. For more information on trapping in New Hampshire, visit [http://www.wildlife.state.nh.us/Hunting/hunt\\_trapping.htm](http://www.wildlife.state.nh.us/Hunting/hunt_trapping.htm). ■

## Annual Election Meeting Scheduled For Tuesday, January 16th

Want to make Loudon a better place for your children to live? Become a member of the L.Y.A.A! The L.Y.A.A. will be holding their annual meeting to nominate and vote for open positions on the board. The agenda will include:

- Nominations for President, Secretary, Soccer Commissioner and Baseball Commissioner
- Amendments to the LYAA by-laws

The annual meeting is the only time that the by-laws may be amended. Any one who wishes to nominate a person

for an open office must be present at our January meeting. You don't have to be a board member to participate! Come to our meeting on January 16th at 7:00 PM and find out what is happening! This meeting will not be held at the Library — **Location to be announced** — please contact Mike O'Brien for additional information at 783-0140 or e-mail: [mnobrien@comcast.net](mailto:mnobrien@comcast.net). We look forward to seeing you there!

## Little League Baseball — Looking For An Outstanding Individual!

Does your son or daughter play baseball or softball? We need your help! LYAA is seeking an outgoing per-

son to coordinate our baseball/softball program. If you are interested in volunteering, please contact David Meeken at: 798-5266 or e-mail: [dkameek@comcast.net](mailto:dkameek@comcast.net)

The L.Y.A.A. meets on the fourth Tuesday of every month at the Loudon Library. **Due to board member availability, our January meeting will be held on Tuesday, January 16th at 7:00. This meeting will not be held at the library — for location, please contact Mike O'Brien at: 783-0140 or e-mail: [mnobrien@comcast.net](mailto:mnobrien@comcast.net).** Meetings will resume on schedule in February. We hope to see you there! ■

## Workshop on Basic GPS for Hunters Offered

A beginning course for hunters on Using Global Positioning Systems (GPS) will be offered on Saturday, January 6, 2007, from 9 a.m. to 12 noon at the New Hampshire Fish and Game Department's Owl Brook Hunter Education Center in Holderness, N.H. There is no charge for the workshop. Please note that pre-registration is required. To register for the class, call (603) 536-1290. Participation is limited, and registration is handled on a "first-come, first-served" basis.

The course will be taught by Phil Haskell, a Fish and Game Hunter Education instructor and Owl Brook volunteer. It will introduce participants to what GPS is, how it works and how to use it as a navigation aid. A large part of the class focuses on helping participants learn how to use the unit, including navigating through the menus on the equipment. No experience is necessary. The Owl Brook Hunter Education Center will provide GPS units to use in the class, but participants may bring their own if they want practice.

The course includes an outdoor component, so it is important to bring warm clothing and be prepared for any kind of winter weather. After the classroom session, there will be an opportunity for participants to use the GPS to travel to and mark a position, as well as using the unit to establish and retrace a route.

Managed by the N.H. Fish and Game Department's Hunter Education Program, the Owl Brook Hunter Education Center was established to educate individuals in the knowledge, skills and behaviors needed to become responsible hunters, trappers and stewards of the state's natural resources. It is the first facility of its kind in the state. The center was made possible through a grant from the Federal Aid in Wildlife Restoration Program, as well as private donations. For directions to Owl Brook, and to learn more about the facility, visit [http://www.wildlife.state.nh.us/Hunting/hunter\\_ed\\_center.htm](http://www.wildlife.state.nh.us/Hunting/hunter_ed_center.htm). ■

**L.Y.A.A. and Loudon Baseball is seeking candidates to fill the position of Baseball Commissioner and President of the baseball league for the upcoming year. Candidate would oversee the baseball program and work in conjunction with current board members. This highly rewarding position involves working with a passionate, motivated group of people who want to provide the best possible baseball experience for the youth of Loudon.**

## GET INVOLVED!

**Anyone interested should contact David Meeken at 798-5266 or e-mail: [dkameek@comcast.net](mailto:dkameek@comcast.net)**




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## MCCA — GO — FIGHT — WIN!

By Kris Tripp

It's show time again for the MCCA Cheerleaders! January 6th will be the official start date for our basketball game participation. We are looking forward to seeing our friends and family at the games to cheer us on!

The **Kindergarten** spirit squad is sponsored by **ANB Fire Protection** coached by *Beth Mulleavey and Eva Davis*. We hope to see them cheering at the Loudon Elementary school during the 1st/2nd grade scrimmages that are being planned by ICB.

The **1st grade** spirit squad sponsored by **Transitions Hair Salon of Concord** is being coached by *Dena Rae and Stephanie Smith* has been practicing on Wednesdays. They will be cheering at the Boscawen Elementary school for the girls third/fourth basketball team sponsored by Brookside Pizza.

Our **Second grade** squad is sponsored by **Mulleavey Electric** and is coached by *Tina Mulleavey and Stacey Bastian*. They are practicing on Wednesdays after school and will also be cheering at the Boscawen Elementary school for the boys third/fourth basketball team sponsored by Mulleavey Electric.

The **Third/Fourth grade** squad sponsored by **Red Roof Inn** coached by *Gayleen Smith and her daughter Krysta Gardner* practice on Thursdays. They will be cheering at the Boscawen Elementary school for the boys third/fourth basketball team sponsored by Big Jim's.

Last but not least, our **5th /6th grade** competition squad coached by **Pam Millett** will be practicing at the Boscawen Elementary and will be routing for the boy's fifth/sixth Jake's Trucking basketball team. Games for the 5th/6th grade boys will all take place at the MV Middle School.

I would like to thank all the volunteers who make this program possible, LYAA for their support which has allowed us to continue this sport in Loudon. If you have questions about the cheerleading program or would like to volunteer in Loudon, please contact Kris Tripp: 783-0448 or E-mail: tripp.kris@comcast.net.

**Help Wanted: We are looking for a town coordinator for next year's program. If interested, please contact Kris. Your support makes this program possible! ■**



MCCA first grade squad looking great! Sponsored by Transitions Hair Salon of Concord.

## Den 1 Cub Scouts Enjoy Field Trip



Cub Scouts from Den 1 went on a field trip to the Discovery Room at the NH Fish and Game offices in Concord on November 30th. They learned a great deal about native New Hampshire animals and habitats.



3rd / 4th grade squad sponsored by Red Roof Inn.

## kids page

### Where is Our Kids' Page?

As you may have noticed, we are once again missing our Kids' Page. We know there are many talented young folks in Loudon and we'd love to print your artwork, poems, and short stories.

In an effort to "jumpstart" your creativity, we're going to ask you a question and would love to hear your responses! Please email your answers to [debbie@debbiekgraphics.com](mailto:debbie@debbiekgraphics.com) or send them through regular mail to the Loudon Communications Council, PO Box 7871, Loudon, NH 03307.

Here's our question — we can't wait to hear your answers!

**What is your favorite memory of Christmas?** Is it a special gift you've received or is it going to Grandma's house? Let us know! ■

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## More Scenes From Above Loudon

*All photos by Debbie Kardaseski*



*This impressive sight is Pleasant View Gardens, located on Pleasant Street.*



*Loudon's newly-refurbished Town Hall and Freewill Baptist Church. Just behind it is the town's Highway Garage.*

## Fish and Game Seeks Conservation Officer Trainees

The New Hampshire Fish and Game Department is now accepting applications for a new register of names to be used for staffing current and future Conservation Officer Trainee vacancies. If you've thought about becoming a Conservation Officer, this is your chance to try for it. The closing date for filing an application is January 12, 2007.

The Fish and Game Law Enforcement Division holds open recruitment periods about every six months. Previous applicants must re-apply to be considered for this register. The selection process includes a written examination, a physical agility test and an oral board exam. Applicants must be at least 21 years of age by January 30, 2007. You can find out more about additional qualifications and view the job description at [http://www.wildlife.state.nh.us/Inside\\_FandG/human\\_resources.htm](http://www.wildlife.state.nh.us/Inside_FandG/human_resources.htm).

"Being a Conservation Officer is a challenging job that calls for an in-depth understanding of wildlife, expert knowledge of hunting and fishing skills and laws, a high level of physical fitness and excellent people skills," said Col. Jeffrey Gray, Chief of Fish and Game's Law Enforcement Division. "COs play a vital role in enforcing state wildlife laws and keeping conditions favorable for fish and wildlife throughout the state."

Candidates must submit a State of New Hampshire Application for Employment, available at <http://www.nh.gov/hr>. For more information on the CO Trainee program, call the N.H. Fish and Game Law Enforcement Division at (603) 271-3127. The Fish and Game Department is an Equal Opportunity Employer. Women and minorities are encouraged to apply.

The New Hampshire Fish and Game Department is the guardian of the state's fish, wildlife and marine resources and their habitats. Fish and Game's Law Enforcement Division is responsible for the enforcement of all laws, rules and regulations pertaining to fish and wildlife. Conservation Officers prosecute all of their own cases involving offenders of wildlife law. They also are responsible for search and rescue operations and for enforcing off-highway recreational vehicle regulations. Visit <http://www.wildlife.state.nh.us>. ■



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## Understanding Real Estate Technology

By Jack Prendiville, Thompson Real Estate

Purchasing a home can be a complicated and confusing process, especially for first-time buyers. Throughout the process, first-time home buyers will encounter a variety of unfamiliar real estate terms. There are several key terms associated with purchasing real estate that are helpful to learn.

For example, many buyers confuse the terms **broker** and **salesperson**. A broker is a properly-licensed individual or corporation who serves as a special agent in the purchase and sale of real estate. A salesperson is an individual employed or associated by written agreement by the broker as an independent contractor. The salesperson facilitates the purchase or sale of real estate.

Once you decide to purchase, a salesperson will prepare a **sales contract** to present to the seller along with your **earnest money** deposit. The sales contract is the document through which the seller agrees to give possession and title of property to the buyer upon full payment of the purchase price and performance of agreed-upon conditions. The earnest money is a buyer's partial payment, as a show of good faith, to make the contract binding. Often, the earnest money is held in an **escrow** account. Escrow is the process by which money is held by a disinterested party until the terms of the escrow instructions are fulfilled.

After the buyer and seller have signed the contract, the buyer must obtain a **mortgage note** by presenting the contract to a mortgage lender. The note is the buyer's promise to pay the purchase price of the real estate in addition to a stated interest rate over a specified period of time. A mortgage lender places a lien on the property, or **mortgage**, and this secures the mortgage note.

The buyer pays **interest** money to the lender exchange for the use of money borrowed. Interest is usually referred to as APR or annual percentage rate. Interest is paid on the **principle**,

the capital sum the buyer owes. Interest payments may be disguised in the form of **points**. Points are an up-front cost which may be paid by either the buyer or seller or both in conventional loans.

In general, there are two types of conventional loans that a buyer can obtain. A **fixed rate loan** has the same rate of interest for the life of the loan, usually 14 to 30 years. An **adjustable rate loan** or adjustable rate mortgage (ARM) provides a discounted initial rate, which changes after a set period of time. The rate can't exceed the interest rate cap or ceiling allowed on such loans for any one adjustment period. Some ARMs have a lifetime cap on interest. The buyer makes the loan and interest payments to the lender through **amortization**, the systematic payment and retirement of debt over a set period of time.

Once the contract has been signed and a mortgage note obtained, the buyer and seller must legally close the real estate transaction. The closing is a meeting where the buyer, seller, and their attorneys review, sign, and exchange the final documents. At the closing, the buyer receives the appraisal report, an estimate of the property's value with the appraiser's signature, certification, and supporting documents. The buyer also receives the title and the deed. The title shows evidence of the buyer's ownership of the property while the deed legally transfers the title from the seller to the buyer. The final document the buyer receives at closing is a title insurance policy, insurance against the loss of the title if it's found to be imperfect.

Buyers should plan on at least four to twelve weeks for a typical real estate transaction. The process is difficult and at times, intimidating. A general understanding of real estate terminology and chronology of the transaction, however, will help any real estate novice to confidently buy his or her first home. ■

## Selectmen's Minutes — Tuesday, November 14, 2006

Present: Selectman Bowles, Maxfield, and Ives.

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

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

*Selectman Maxfield moved to approve the Selectmen's Meeting Minutes of Tuesday, October 31, 2006 as presented. Seconded by Selectman Ives. All in favor. Motion carried.* Chairman Bowles stated there was no meeting on Tuesday, November 7, 2006 due to the election.

Chairman Bowles opened the Board of Permit meeting.

Mr. Fiske discussed Chip Davis's property on South Village Road relative to turning the building into a residential structure. He referenced Loudon Zoning Ordinance 602.3. Discussion ensued regarding the building permit requirement. Chairman Bowles discussed a similar situation on Route 129 where a meat cutting shop was converted into a residential building and that owner was required to get a building permit. He stated he wanted to be sure that precedent had not already been set. Mr. Fiske talked about the garage on Lower Ridge Road which was suppose to have a residential structure on it and subsequently has had the garage turned into a residential structure. Selectman Maxfield stated he does not have a problem with Mr. Davis' request and said the donation of the \$3,500.00 to the DARE program would need to go into the General Fund. Selectman Maxfield asked if Mr. Fiske had done an inspection of Mr. Davis' property. Mr. Fiske stated he did not plan to do an inspection until the Board of Permit feels an inspection is applicable. Selectman Maxfield stated he felt the Board of Permit would want to know that the building is an acceptable residential building before making any decision. Mr. Fiske said he would be 99% convinced that it is. He said it has a newly designed 3-bedroom septic system installed. Chairman Bowles asked about the purpose of the donation. Mr. Fiske said he is not sure other than he feels it is a good faith effort. Mr. Dow questioned the donation and permitting portion of Mr. Davis' information. Mr. Fiske stated that Mr. Davis said if he

receives permitting and the Town accepts his donation, Mr. Davis would consider relinquishing one of his 2007 building permits. Mr. Fiske said he feels the building permit goes with the piece of property it was applied for. Selectman Maxfield said there are many buildings in Town that could be converted from commercial to residential structures and it does not feel right. Mr. Fiske stated his question is if the Board of Permit was going to allow Mr. Davis to go from a Police Station to a Real Estate Office to a house without a requiring anything further. Mr. Fiske stated he felt Mr. Davis needed a permit, he was not sure that it needed to be a new building permit. Mr. Powelson stated that the Growth Ordinance is there to restrict how fast new residences are occupied in Town. He said if we start to skip around the Ordinance and let people occupy a new residence without the proper permit process it defeats the purpose of the Ordinance. Mr. Dow said that this is a change of use and if someone were changing it from a residential structure into a commercial use, they would be instructed to come before the Planning Board. Selectman Maxfield said what he does not like is that Mr. Davis changed it into the "3-bedroom residence" and now wants the approval for the change. Mr. Fiske stated that this change of use makes this property a more conforming property. Mr. Powelson stated that in the Village District an office use is also a conforming use. Chairman Bowles said that he agreed with Mr. Powelson and that this is a gray area because the purpose that the building was under as a Real Estate Office is a permitted use in the Village District and is not there by a Special Exception. He said that under Loudon zoning neither one is more conforming than the other because they are both permitted uses. Mr. Fiske said it is his opinion that this is a commercial use. Chairman Bowles stated it is a permitted commercial use. Mr. Powelson said by Special Exception. Selectman Ives asked if a public hearing needed to be held. Chairman Bowles said he does not feel a public hearing needs to be held. He said the Board of Permit needs to come up with their recommendations and advise Mr. Fiske which direction Mr. Davis needs to go, whether it is Planning or Zoning. Mr. Powelson said that the building permit process still needs to be followed. Chairman Bowles stated that

*Selectmen — cont. on 17*



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**Selectmen — cont. from page 16**

the property on Route 129 where the meat shop was changed to the residential structure was required to file for a building permit. Mr. Powelson said he is inclined to have Mr. Davis apply for a building permit, get on the waiting list, and follow the Ordinance. Selectman Ives said he agreed. Chairman Bowles said that there have been many instances where the Board's have made it very clear that a building permit is attached to the land, and that it is not going to be swapped around from one lot to another. Mr. Dow said that he feels this should go to Town Counsel for his opinion. Selectman Maxfield said Town Counsel should not be making every decision for the Boards. The Boards are elected to do a job and they need to do it. It was discussed that the property owner on Route 129 was required to get a building permit to do the same type of conversion. Chairman Bowles said that this issue would be researched further before a definite decision is made and the Board will take it under advisement at this time.

Mr. Fiske discussed an issue with a subdivision on Lovejoy Road relative to a corner lot. He stated the corner lot has the required 200 feet of road frontage on Lovejoy Road, which is the "more heavily traveled road" and has 100 feet of frontage on the "subdivision road". Mr. Fiske discussed the front setback requirements relative to the driveway. Mr. Powelson stated that this issue was discussed at the Zoning Board of Adjustment meeting. He said that the Board reviewed the request to reduce the front setback from 50 feet to 30 feet and denied the request for the reduced setback. It was discussed that because this is a corner lot, it is required to meet the front setback on both roads. Mr. Fiske said it needs either to be accepted as a Special Exception, or seek an injunction. The Board said that the Zoning Board has denied the Special Exception relative to the setback issue and it is now up to the property owner to either drop the issue or file an appeal. Mr. Fiske asked if the property owner does not file the appeal is the Town going to go forward to seek an injunction. Chairman Bowles stated that at this time, he could not answer that question. It is something that will have to be looked into. He stated that he feels the Board of Permit does not have the authority to overrule the decision of the Zoning Board. Mr. Fiske asked if there would be any leniency if the property owner came before the Zoning Board and asked for only one reduced setback versus reduced setbacks for each lot in his subdivision. Chairman Bowles said he felt that since there was only one Zoning Board member present this question could not be answered. He said that the Zoning Board denied the request for the Special Exception to reduce the setbacks and the property owner needed to move in whatever direction they see fit.

Chairman Bowles put the Board of Permit on hold due to the Public Hearing that is scheduled for 7:00 p.m.

Chairman Bowles opened the Public Hearing regarding the signal replacement project at the intersection of Route 106 and Route 129 through the Department of Transportation, Bureau of Traffic and read the public notice for those present. Representatives of NH Department of Transportation, Bureau of Traffic were: Engineering Technician Terry G. Place and Traffic Research Engineer Subramanian N. Sharma.

Mr. Sharma stated the intent of this replacement is to update the signal equipment. He explained what is currently in place and stated that the new updated equipment would be more visible to motorists. Mr. Place explained that the new system

would have advanced loop detectors, which detects vehicles as they approach the intersection and gives the motorist additional time to get through the intersection before the signal changes. Chairman Bowles asked how this update would effect the wait times for Route 129. He asked if this change would make is so more vehicles would get through on Route 106. Mr. Place said that they have done their research and currently the wait time is approximately 18 seconds; with the changes they are looking at the wait would be approximately 14 seconds. Mr. Place stated the lane use would stay the same. Selectman Ives asked about the Opticon preemptive device for emergency vehicles. Mr. Sharma stated he would like to address this subject after they have given their presentation. Mr. Sharma went on to say that, this is the only intersection that will be addressed at this time and that the funds are from a State betterment fund and the Town is not responsible for any of the funding for this project. Chairman Bowles asked if there was anyway to utilize the old signal equipment at the Staniels Road and Route 106 intersection. Mr. Sharma said that this project is only addressing the Route 106 and Route 129 intersection and the betterment projects are setup to replace existing systems and any new placement of signals needs to go through a different process. Selectman Maxfield asked when the installation would be complete. Mr. Sharma stated they plan on advertising the project in February 2007 and having it completed in the fall of 2007. Discussion ensued regarding NASCAR Race events. Mr. Sharma stated there would be no work done during the big race events. Mr. Fiske asked about the signal box. It was stated that it would be updated, but would still be able to be accessed for the change during race events. Mr. Ordway asked about considering cross walk buttons for this intersection for pedestrians. He stated he feels there is a need for this to be included. There are kids who cross Route 106 from the late bus as well as groups of walkers who have to try to get across before the yellow light changes and there is not very much time for them to get to the other side before the light turns green. Mr. Sharma stated he would make a note and get some direction from his office. Deputy Chief Rick Wright asked about the Opticon device. Mr. Sharma stated they are planning to replace the device and would be working with the emergency personnel to determine what preemption device is used. Deputy Chief Wright said that it would need to be for all four points of the intersection and they would want to be sure to have a chance to be sure it was fully operational prior to the completion of the project. Mr. Sharma said they are planning to put one signal on each of the four mast arms. Mr. Place said that the Town would have the chance to work this out with the contractor prior to completion. Mr. Sharman discussed mast arm street signs relative to the signs saying NH Route 106 and NH Route 129. Discussion ensued regarding the three events that could possibly be affected by this project, Motorcycle Week, the July NASCAR Race, and the September NASCAR Race. Mr. Sharma stated the majority of the work is completed in the State right-of-way. Mr. Sharma touched base on the islands on Route 129. He stated that a little reconstruction would be done on one of the existing islands. Mr. Place discussed possible paving of a portion of the area some time in the future. The Board was given a copy of the proposed plan and layout.

Chairman Bowles closed the Public Hearing and reconvened the Board of Permit.

Chairman Bowles reopened the Board of Permit.

The Board continued their discussion regarding the subdivision on Lovejoy Road. It was agreed that the decision of the Zoning Board stands.

Mr. Fiske discussed the driveway issue on Deedee Maratea's property on Berry Road. He stated based on the letter from Engineer Tony Puntin everything appears to be in order and Ms. Maratea has agreed to put in the swale. Mr. Fiske asked if the swale were put in place would Ms. Maratea be in compliance. Chairman Bowles stated the driveway was not designed correctly and the contractor had assured him that the road would be higher, it did not get any higher, and now the rip-wrap drainage is not low enough. Discussion ensued regarding when the swale is constructed there needs to be an adequate amount of stone left up the embankment. Chairman Bowles stated on many occasions the property owner and contractor were asked on several occasions to follow the approved design. Mr. Fiske asked if there is anything further that he needed to do with this issue. Chairman Bowles stated he has observed on two separate occasions during heavy rains that the water is not flowing through the culvert, which means that the system was not installed correctly. Selectman Ives stated that the driveway is flat; it is not pitched into the swale. Chairman Bowles said he feels that 40-60 % of the problem will go away once the swale is lowered and the drainage on the right side is addressed. Roy Merrill was recognized from the audience. He talked about the driveway not being constructed properly, the catch basin issues, and asked why not have them dig it out and see how thing go over the winter, then make the decision about returning the bond. Chairman Bowles stated he felt that was the direction the Board was headed in. Chairman Bowles asked what assurance the Town had to be sure the swale is dug. Mr. Fiske stated just the contractors' word at this point. The Board agreed that at least until the swale is dug, the bond would stay in place.

Chairman Bowles asked Tony Merullo to join the Board to discuss his subdivision road known as Creek Water Lane. He advised the Board the road is bonded and he is nearing the completion of one of the homes and is trying to find out what the requirements are for substantial completion and certificate of occupancy. Mr. Merullo advised the Board there is a 2,200-foot road with a cul-de-sac. They have grubbed, cleared, leveled out, and excavated 2,200 feet, which has been inspected and approved. He said 1,450 feet has been approved sub-grade to place gravel, and the gravel has been placed on the 1,450 feet. Mr. Merullo went on to say that the gravel has been tested, inspected, and approved by the Engineer for gravel base. He said they are in the process of placing 1,200 feet of crushed gravel, which gets them 200 feet past the cistern, and they intend on paving 1,100 feet within the next two weeks. Chairman Bowles asked if the 1,100 feet of paving gets them beyond the cistern. Mr.

Merullo stated that is does put the pavement past the cistern. The cistern has been placed with Chief Burr in attendance at the installation. The pressure tests have been done, backfilled, and complete except the landscaping at this point. Mr. Merullo stated there is one issue with the depth meter gage and the cistern company is addressing that issue. Selectman Ives asked if the pavement would be past the lots that are being constructed. Mr. Merullo said that the 1100 feet of pavement would be past all of the driveways under construction and goes past five of the lots. Selectman Ives stated he would like to see that the pavement would go past the entire lot looking for a certificate of occupancy incase at a later date the owner decides to move his driveway and ends up on a dirt road. Mr. Merullo said it is not an issue because the pavement goes beyond the lot he is seeking a certificate of occupancy on. Discussion ensued regarding other road projects that have happened in Town. Chairman Bowles stated his concern is that the people purchasing the homes are aware that this road would not be maintained by the Town of Loudon, and that the owner is under their own risk if emergency services are unable to get to the property they will need to sign a Class VI Road Waiver and a letter from the property owner clearly acknowledging the risks involved. It was discussed that a hammerhead or turnaround would need to be maintained. Roy Merrill suggested that Wellington Lane and other developments on non-maintained roads should be required to sign Class VI Road Waivers. Chairman Bowles stated it has been discussed in the past, and he has been adamant about having Class VI Road Waivers in place. Discussion ensued regarding the requirements for the certificate of occupancy as well as the term of Class VI Road Waiver to possibly be changed to "Private Way" Road Waiver. Mr. Merullo stated the hammerhead would not be in the paved portion, it would be included in the 1450 gravel portion of the road. Mr. Merullo will provide the Town with a document stating that he will be responsible to maintain the hammerhead.

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

The Board met with Road Agent David Rice.

Mr. Rice asked the Board about their feelings on the purchase of a new truck for the Highway Department. He advised them that there is a need for the truck and it is due to be replaced this year. Selectman Maxfield asked about the status of the truck that would be replaced. Mr. Rice said that he feels it will cost a lot of money to keep the truck in operation, but wanted the Board's input.

Mr. Rice asked about the waste oil burner purchase. Due to trying to keep expenditures low, he has not made the purchase and asked the Board for their input. The Board will check into this and get back to Mr. Rice.

**Selectmen — cont. on 18**

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**Selectmen — cont. from page 17**

Discussion ensued regarding the good job Tad Flagg has been doing while Mr. Rice is out on medical leave. The Board commended Mr. Flagg for his efforts.

Mr. Rice asked about the items that he needed to purchase in regards to the hold on spending due to the bridge projects. The Board will look into Mr. Rice's request.

Selectman Maxfield asked how many trucks the Highway Department has. Mr. Rice stated five large trucks and one one-ton. He said that the truck he is looking to replace is a 1990. Discussion ensued regarding plowing and the condition of the truck. Mr. Rice was advised to get pricing on the truck and bring it forward at budget time.

Selectman Maxfield asked if the Highway Crew would continue working on improving Wiggins Road. Discussion ensued regarding the Town's agreement to maintain Wiggins Road until Cross Brook Road is finished.

Mr. Rice discussed a water drainage issue for Mrs. Gowling on Berry Road. Discussion ensued regarding the drainage issues.

Selectman Maxfield advised Mr. Rice that the Board would be meeting with representatives of HL Turner Group regarding the Village Dam project at 9:00 a.m. on Wednesday, November 15, 2006.

The Board met with Deputy Fire Chief Rick Wright.

Deputy Chief Wright provided the Board with correspondence. Chairman Bowles advised Deputy Wright that he was working on the issue with Office Manager Jean Lee. Discussion ensued regarding the Fire Department compensation.

Chairman Bowles stated he would like to have correspondence from the Fire Department in to the Selectmen's Office by Monday if possible so that it can be included in the correspondence. A memo will be forwarded to Chief Burr advising him of this request.

Chairman Bowles asked Deputy Wright if he was aware of the purchase of the furnace. Deputy Wright stated the purchase was for the Village Station as the furnace was not working for approximately three weeks and needed to be taken care of due to a cold spell. Chairman Bowles stated that a purchase of that size should be discussed with the Selectmen. As required by all departments.

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

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

Mr. Rice asked the Board about a request he had from members of the Fire Department

to bring the mobile home unit that was destroyed by a fire to the Transfer Station for demolition. He said that someone has agreed to place a demolition container on site to keep track of the demo and the steel will be placed in the steel pile. Selectman Ives inquired about the current site of the mobile home. Mr. Rice said he understood that a replacement mobile home has been found and they are hoping to replace the destroyed one as soon as possible. Chairman Bowles stated his concerns if for liability issues; however, he agrees that the Town wants to assist this family in anyway it can to get them into a home. Chairman Bowles asked if there is anyway that, it could be placed at David Moody's property. Mr. Rice will speak with Mr. Moody regarding this issue. Mr. Rice stated there have been units in the past that have been demolished at the Transfer Station. Mr. Rice will advise the Board of Mr. Moody's decision. Deputy Wright stated that some of the family's belongings have been stolen since the fire. Selectman Ives said the Fire Department passed a hat for donations to assist the family and the Boy Scout Troop donated to the family. The Board will look into the liability issues further.

The Board began their review of weekly correspondence.

The Board received a letter from Gary and Lynn Nemiccolo regarding Cross Brook Road Bridge construction. The Board has a drafted a response together with a progress update from Engineer Jason Gallant to be forwarded to the Nemiccolo's.

The Board received legal correspondence regarding a personnel matter.

The Board received a copy of the 2006 Tax Rate information. Chairman Bowles stated the official Tax Rate for 2006 is \$17.07. The Town portion is \$3.22, Local School rate is \$9.69, State School rate is \$2.15, and the County rate is \$1.99.

The Board received a reminder that Bruce Dyke, Chairman of the Chichester Town Organization Committee is looking for the Board's response to the letter he sent last week. The Board stated they are content with the ambulance service agreement with Chichester and do not see where sharing Fire and Police coverage would be beneficial to the Town.

The Board received notice of the November 20, 2006 Zoning Ordinance Workshop at 6:00 PM at the Safety Building.

The Board received a copy of correspondence sent to the Planning Board regarding Chip Davis' Kinkade Haven subdivision.

The Board received copies of a letter from Assessor Jeff Earles regarding new DRA procedure revaluations and updates.

Chairman Bowles stated the Board needed to respond to Wayne Thistle regarding his petition request to layout his subdivi-

sion road known as Thistle Hill Road. Mr. Thistle also would like to know about the construction bond. Chairman Bowles stated that this point Mr. Thistle is not required to post a construction bond, as he has not sold any homes in the subdivision. The road is up to sub-grade and Engineer Tony Puntin has inspected and approved the progress to this point. Mr. Thistle plans to leave the road as it is until May and then Mr. Puntin will do an inspection in the spring. The Board agreed that no bond would be required at this time, as no lots have been sold.

The Board received the ESMI monthly compliance report for October as well as the 3rd Quarter Host Community Fee payment.

The Board received a letter from Mary Bubnis regarding high-speed internet access.

The Board received correspondence from Comcast regarding changes to their digital packages.

The Board received copies of October property transfers for review.

The Board received an abutter notice from the Planning Board regarding the DeCato subdivision.

The Board reviewed the original file copy of Ora and Mary George's appeal to Wetlands Board for review.

Chairman Bowles stated the Chichester Road Bridge has been completed and the Board is forwarding a letter to Advanced Excavating and Paving as they have done an exceptional job with the project. He said Mike Bean the Project Manager was always available and willing to work with the Town to address any issues.

The Board is forwarding a response to BTLA regarding an issue with a mobile home in a mobile home park.

Chairman Bowles read the following into the record: "We, the Selectmen and Assessors of the Town of Loudon NH, do solemnly swear that in making the inventory for the purpose of assessing the foregoing

taxes we appraised all taxable property at its full value, and as we would appraise the same in payment of a just debt due for a solvent debtor. So help us God." Bowles, yes, Maxfield yes, Ives yes. Motion carried.

Chairman Bowles stated one item not on correspondence is from Chief Burr. The first is in regards to the fire pond and dry hydrant for Joe Bohi's property. The Fire Department has tested the dry hydrant and found it to be operational and the pond has maintained its capacity for four weeks. Chairman Bowles stated he had some concerns regarding the driveway into the "pull off" and gravel has been added to the area and it is now in order. This satisfies the requirements in order to release the bond.

Chairman Bowles said the other item not on correspondence from Chief Burr is relative to the cistern on Creek Water Lane. Chief Burr noted that the float gage is not operating and the Mitchie Corporation is in the process of getting this fixed and it has maintained its capacity.

Chairman Bowles advised the Board that the upper fire pond on Greenview Drive has been installed and is filling with water. The lower pond is currently being worked on.

The Board discussed the proposal from The Louis Berger Group regarding the Berry Road DES issues. Discussion ensued regarding concerns the Board has relative to the scope of the project. Discussion ensued regarding Clough Pond Beach relative to DES issues. Chairman Bowles will contact Judy Houston at The Louis Berger Group regarding this issue.

Selectman Ives moved to adjourn the meeting at 9:05 p.m. Seconded by Selectman Maxfield. All in favor. Meeting adjourned.

**HE LOUDON BOARD OF SELECTMEN**

Dustin J. Bowles, Chairman  
Roger A. Maxfield, Selectman  
Steven R. Ives, Selectman

## Selectmen's Minutes — Tuesday, November 15, 2006

Present: Selectman Bowles, Maxfield, and Ives.

Also present: Road Agent David Rice, Assistant Road Agent Tad Flagg, Bob Ordway, Paul Becht Project Manager from H.L. Turner Group, John Bousquet Project Manager from R.M. Piper, and Robert Avis Superintendent for R.M. Piper.

Selectman Maxfield called the meeting to order at 9:00 a.m.

Selectman Maxfield asked Mr. Becht from The H.L. Turner Group to begin.

Mr. Becht stated the project was started on or about October 17, 2006 with the first step was to create a cofferdam to isolate the work zone in order to build the retaining wall. The retaining wall was step one, which was to go from the bridge abutment over to the dam, turn 90° to come back to shore. Soon after the coffer dam was constructed there was a torrential rain storm with over topped the dam and breached the coffer dam flooding the work site, which caused approximately one weeks worth of work time lost. The dam was reconstructed and work commenced once again. They began excavating in the area where the retaining wall was to be built and the plans show, based on observations they made at the site, there were to be ledge there, and the new retaining wall would be built on top of the ledge. Mr. Becht stated there was no ledge in the area of the worksite. Selectman Max-

field stated that it was The Turner Groups decision not to bore there. Mr. Becht stated Harry Weatherbee was out there on site and based on his observation it was a waste of money, as they would hit either ledge or a boulder during testing. So the decision was made to move forward with the assumption that the ledge went out as far as they needed it to go. Mr. Becht went out to the site on October 27, 2006 and the area from the dam heading back to shore had not been fully excavated over by the bridge abutment. They had been talking about putting in crushed stone and putting a footing on top of that as they felt it was a small area. Upon further excavation, the following week they determined the area over by the bridge had no ledge there. In Mr. Becht's discussion with some of the other Engineers in his office, they determined that using crushed stone would not be a good solution as it would allow water to continually seep underneath possibly causing the new wall to be undermined. He said that he spoke with Mr. Bousquet and they decided to put in a concrete slurry mix and because time was of the essence, Mr. Becht made the decision to have the contractor go ahead and make the pour. Mr. Becht stated he had spoken with Selectman Maxfield regarding what was happening and advised him that it would be

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**Selectmen — cont. from page 18**

an additional cost of approximately \$7,000.00–\$8,000.00. He said they ended up putting in 40 yards of concrete to create a nice base to build the retaining. Mr. Becht said the contractor was working on setting forms and there were another couple of inches of rain overnight and once again, the cofferdam was over topped, it breached and formwork was swept away. He stated that the water still has not come down so they can make a full assessment of where they are. Mr. Becht said the issues now are the continuation of the job and what it is going to take to finish it as well as the DES permit. Mr. Becht stated the permit was from approximately 2–3 years ago and he discussed the changes that have taken place since the original permit. He went on to state that the permit allows work to be performed between July – August and completed in September. Selectman Maxfield said he thought a waiver had been obtained. Mr. Becht said he knew nothing about any waiver. He went on to say on of his Engineers, Jim Spaulding, is meeting with DES explaining what is going on and requesting an amendment to the permit.

Mr. Bousquet discussed expanding the DES permit and the possibility of using a porta-dam, which would need to be rented and placed by divers. He discussed the issue of water flow being approximately 18 inches over the spillway with the heavy rains. He stated it is very costly to do but he feels this may be the only way to get the project completed this year. In reviewing permits and giving this more thought he feels a better move is to let the water go back down one more time and try to reconstruct the sandbag as best they can to try and get the casting place concrete work done. That will secure the roadway, the slope off the road, and the bridge abutment and get it completed before winter and button up the dam. They would pull out their equipment and place temporary riprap where the ready rock retaining wall is going to go as that slope has been excavated and somewhat eroded. Then next July they would come back, do another drawdown get the water down and if weather conditions allow complete the ready rock wall and the dry hydrant. Discussion ensued regarding the dates of the DES permit. The permit expiration date is in 2008.

Selectman Maxfield stated the amount of the two contracts for this project was not to exceed \$172,000.00 and he does not recall being told the cost of the additional concrete could be \$8,000.00. Mr. Becht stated the contract with R.M. Piper was \$143,000.00 and with the proposed change of the \$7,000.00, it would be just under \$150,000.00. He went on to say that, originally, he thought the engineering fees, design, and construction administration would be covered in the remaining \$22,000.00. Now he is not sure that there is enough money and feels that with all of the delays, Mr. Bousquet will be asking for additional funds. Mr. Bousquet stated the impact of the job has been affected due to the delays and it is hard to place a dollar amount on it at this point, as it is an ongoing situation. Mr. Becht stated that one option is to reduce the scope of R.M. Pipers work and having the Town Highway Department do some of the backfilling and grading or some of the final paving in the parking area to make adjustments. Selectman Maxfield said the Board would have to think about it. He discussed the budget issues as well as other projects in Town that are being completed on time and under budget.

Bob Ordway asked about the coffer dam relative to placing a probe on the excavator and trying to find out what is actually there and if sheeting could be placed. Mr. Bous-

quet stated that in talking with the portadam company sent out a diver last week and they found that the deepest point is about seven feet deep with about three feet of mud and varies. Mr. Bousquet stated the sandbags would work if we did not keep getting two or three inches of rain. Mr. Becht stated the road stabilization is very important at this point.

Selectman Maxfield stated he felt the road issues needed to be addressed and to get the wall in. Mr. Becht stated he wanted to just keep going and get the job done. He stated he felt that when R.M. Piper bid the job they came to the site and then were aware that it was river work. They have done river work before. Mr. Becht went on to say that, the issue with the ledge not being where they expected it to be was possibly a factor in putting the job behind. The fact that they were washed out more than one time is part of river work and they needed to prepare for that. Mr. Bousquet said that at this point they hope the water comes down a bit so they can get the dam reconstructed and the footings in. He said it might not look like a lot has accomplished this next week with Thanksgiving and the water levels needing to recede.

Chairman Bowles stated he feels something needs to be done to sure up the embankment and keep the erosion down on the parking lot. Mr. Bousquet stated the most of the erosion that can be seen is due to the morning the cofferdam toppled this last time. He said it has been stabilized with rocks. Chairman Bowles said that he would like to be sure the Town would not have to try to stabilize the area if heavy rains come through during the time R.M. Piper is not working on the project. Mr. Bousquet said they are planning to place riprap to help stabilize the area if needed. Chairman Bowles stated he wanted assurance that The Turner Group and R.M. Piper were going to be responsible for any issues, as he wants to be sure the Town is not at risk for safety issues. Mr. Bousquet stated they were absolutely working to be sure that they have safety issues under control.

Selectman Maxfield asked what was reasonably going to be done this year. Mr. Bousquet said they have to get concrete in. Then the rock wall and dry hydrant would be finished next year. Mr. Ordway asked if it were to get dried out and get the concrete pour in, they could conceivably continue until they are finished with the project. Mr. Avis said it depended on DES. Mr. Bousquet said if they can get it finished they would as soon as possible. He discussed the lowering of the water and said it might not go down enough until next summer. Discussion ensued regarding the control of the river relative to the holes in place. Mr. Bousquet discussed considering alternatives to being able to control the water flow. This issue would be looked into. Those in attendance reviewed a plan.

Selectman Maxfield asked if there was any way to get the hydrant in this year. Mr. Bousquet said they would work at it if it were possible.

Discussion ensued regarding the rainfall amounts from last spring as well as why there would only be one notch cut out in the dam to drop the water levels as well as the type of dam and purpose of the dam.

Selectman Maxfield asked that the Board be informed as the work progresses.

Mr. Ordway discussed the undermining that has taken place and the north end of the dam that will need to be addressed in the future.

Mr. Becht said that R.M. Piper sent DES a letter when they started the project, the permit has been posted on site, and no one from DES has questioned the work time-frame so far.

Selectman Maxfield stated the meeting was adjourned at 9:50 a.m.

**HE LOUDON BOARD OF SELECTMEN**

Dustin J. Bowles, Chairman  
Roger A. Maxfield, Selectman  
Steven R. Ives, Selectman



## 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's Minutes — Tuesday, November 21, 2006

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

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

*Selectman Ives moved to approve the Selectmen's Meeting Minutes of Tuesday, November 14, 2006 as presented. Seconded by Selectman Maxfield.*

The Board began their review of weekly correspondence.

Chairman Bowles discussed the agreement to install foundations prior to receipt of building permits. He stated there would be a \$50.00 permit fee with this agreement. Selectman Maxfield stated there is a condition that the applicant shall pay a fine of \$275.00 per day for every day the agreement is violated, if it is violated. *Selectman Ives moved to approve the agreement written by Town Counsel for the purpose of constructing a foundation, drainage, and cap prior to the issuance of the building permit for property owners who are on the building permit list. Seconded by Selectman Maxfield.* Selectman Maxfield said that this is an administrative agreement and Town Counsel has prepared the document. Chairman Bowles stated the agreement needs to be adjusted as follows: (d) "will not in any way


undermine the purpose of the growth management ordinance," Also add: (f) "The construction would not begin until October 15th of the year the agreement is signed." *All in favor. Motion carried.*

The Board received correspondence from the Turner Group regarding the Village Dam Project.

The Board reviewed correspondence from the Turner Group regarding a waiver

**Selectmen — cont. on 20**

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## Selectmen's Minutes — Tuesday, November 28, 2006

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

*Also present:* Police Chief, Code Enforcement/Compliance Officer Bob Fiske, and Road Agent David Rice.

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

*Selectman Maxfield moved to approve the Selectmen's Meeting Minutes of Tuesday, November 21, 2006 as presented. Seconded by Selectman Ives. All in favor. Motion carried.*

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

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

Mr. Fiske asked the Board about the meeting to discuss the Personal Services Agreement. Chairman Bowles stated that the Board would go into an executive session after they were done meeting with department heads. Mr. Fiske said he did not want to go into executive session to discuss this issue. The Board advised Mr. Fiske that due to this being a personnel issue they would be going into executive session.

The Board met with Road Agent David Rice.

Mr. Rice advised the Board they are in the process of screening for winter sand.

Mr. Rice advised the Board the big overhead door at the Transfer Station would be repaired on December 4, 2006.

Chairman Bowles asked to have the culvert on Mudgett Hill Road scooped out. Mr. Rice said that he would be sure to place some rocks at that culvert.

Selectman Ives talked about the dust on South Village Road where Plourde Sand and Gravel enters on to the road. Mr. Rice stated that Mr. Plourde is getting ready to pave that area. Chairman Bowles stated that this issue

would fall under Code Enforcement if it continues to be a problem.

The Board began their review of weekly correspondence.

Chairman Bowles stated the Board received a letter from a resident on Piper Hill Road regarding an issue with this driveway. Mr. Rice advised the Board that the landowner wants the Town to pave from the road to his culvert and it is not the Town's responsibility. Mr. Rice stated there was pavement originally, but the landowner has been chipping away at the pavement when he plows and hits the culvert. Mr. Rice said the Town has placed cold patch in the area but the landowner is not happy with the cold patch. He stated there is an RSA, which states the landowner is responsible for maintaining the culvert. Mr. Rice said that he would be sure the apron is there and would talk with the landowner.

The Board received a letter from Attorney Mayer regarding transferring building permits.

The Board received a memo regarding possible candidates for the Boston Post Cane. Discussion ensued.

The Board received a proposed article regarding the tax rate, to be included in the next issue of the *Loudon Ledger* for their review and comment. Discussion ensued regarding the *Ledger's* deadline as well as the content of the article.

The Board received a letter from DES regarding the amendment to the Village Dam permits.

The Board reviewed a letter regarding the bonds on Greenview Drive. Chairman Bowles stated both fire ponds have been completed and tested which was a condition with holding the bond. He discussed needing to obtain the easements for the fire ponds. Chairman Bowles discussed having Engineer Tony Puntin review Phase II on

Wednesday relative to the bond for that portion of the road. Selectman Maxfield discussed the easement issues relative to Greenview Drive and the Golf Course. Discussion ensued regarding the construction of the road.

The Board met with Deb Rattee and Mark Chamberlain regarding building permits.

Mr. Chamberlain stated he was acting as Ms. Rattee's Agent. Mr. Chamberlain said that Ms. Rattee would like to move the 2007 building permit attached to Map #38, Lot #07 to the 2008 building permit attached to Map #46, Lot #44. The Board reviewed correspondence from Town Counsel regarding his opinion on this subject. Selectman Ives said that it appears allowing this to happen would not be in the Town's best interest. Chairman Bowles stated Town Counsel does not recommend moving or swapping permits from one lot to another. He said that Attorney Mayer references Zoning Ordinance 801.1 and 801.3, which states a building permit is specific to a particular lot. Mr. Chamberlain asked if they were to do a lot line adjustment on the property and ended up with two building permits on the same lot, what would happen. The Board stated there could not be two residences on one lot. Mr. Chamberlain asked if there was anything that prohibited a landowner from doing a lot line adjustment on their property. Selectman Maxfield stated the building permit was specific to the lot. Selectman Ives said he did not know if it would make the permit invalid. Chairman Bowles stated he was not sure what happens. Mr. Chamberlain asked the Board if there was anyway to make this happen for Ms. Rattee. Chairman Bowles stated the permits are specifically attached to a lot. He stated the Zoning Ordinance is setup to keep things in chronological order. Mr. Chamberlain asked when the

Growth Management Ordinance went in to effect. The Board said in 1987 and the 2% figure was voted in at the 2003 Town Meeting. Mr. Chamberlain stated he had requested a copy of the study that went along with the Growth Management Ordinance approximately six months ago and he still has not received it. He asked if the Board would forward that information to him. The Selectmen agreed to look into this request.

The Board met with Alvin Davis III regarding the conversion of his property on South Village Road.

Mr. Davis stated he had obtained a renovation permit for his property on South Village Road and has begun changing the property over. He has now been advised that he has to get on the building permit list for 2009. Mr. Davis stated he had spoken with Mr. Arsenault regarding his former property on Route 129, which had also been renovated from a commercial property to a residential structure. Mr. Davis advised the Board he had forwarded Bob Fiske a letter requesting a Certificate of Occupancy for this parcel as he feels it would be fair and had offered to make a donation to make things in easier. He said the donation would be at the discretion of Town Officials. Mr. Davis asked each Selectman for their opinion. Discussion ensued regarding the property on Route 129 and what was required of that property owner as well as this type of change effects the growth in Town. Mr. Davis said his take is that precedence has been set with the property on Route 129. The Board stated that this type of change adds to the growth rate. Chairman Bowles said he had asked for Town Counsel's opinion on this matter and has not gotten the response as of yet. He went on to say that as it stands now, his opinion is that it adds to the residential growth of the Town and would have to require a new building permit. Selectman Ives said he agreed with Chairman Bowles. He also stated that by attaching the \$3,500 donation to the request implies, whether or not it is intended, that Mr. Davis was trying to sweeten the deal. Mr. Davis said that the reason he included the donation in the letter was because there have been circumstances where certain boards had tried to take money from him, and then he offered donations. Selectman Maxfield stated he also agreed with the other Selectmen. Mr. Davis requested that the Board put their decision in writing.

Selectman Maxfield stated that the Board has a Personal Services Agreement with Bob Fiske and the Board had sent Mr. Fiske a letter stating they would be meeting in executive session due to this being a personnel issue. Chairman Bowles stated the Personal Services Agreement only allows for this type of discussion once every three years. *Selectman Ives moved to go into executive session at 7:25 p.m. to discuss a personnel issue with Bob Fiske. Seconded by Selectman Maxfield. Roll call vote: Bowles yes, Maxfield yes, Ives yes. Motion carried.* Chairman Bowles stated the Board came out of executive session and the results were discussion regarding Bob Fiske's Personal Services Agreement. *Selectman Ives moved to seal the minutes of the executive session until November 28, 2011. Seconded by Selectman Maxfield. All in favor. Motion carried.*

The Board continued their review of weekly correspondence.

The Board received a memo from Librarian Nancy Hendy advising the Board Cheryl Ingerson has accepted the position

### Selectmen — cont. from page 19

request for the Village Dam Project. The waiver is to request an extension to work in the water past October 15th.

The Board received correspondence from DOT regarding Engineering Study and Final Plan Approval for Cross Brood Road Bridge Project.

The Board received a memo from Engineer Judy Houston regarding the proposal for Berry Road. Chairman Bowles said he spoke with Road Agent David Rice regarding this issue and a meeting is going to be requested with DES to review the site and revise the plan. Discussion ensued.

The Board received copies of a letter from BTLA showing the "State of notice of tax" to be November 15, 2006.

Chairman Bowles discussed the building permit requirements for the Route 129 Meat Shop conversion to a residential unit. This issue was discussed at Board of Permit last week. The property owner applied for the building permit in a year in which the maximum allowable new permits were not utilized. Discussion ensued regarding the information not being clear and this will be reviewed further.

The Board received a letter from Bob Fiske regarding the meeting to discuss the Personal Services Agreement.

The Board received a memo from Planning/Zoning Secretary Donna White regarding Wellington Properties bond. Discussion ensued regarding bonding issues and types of bonds.

The Board received a petition from Claire Crowley regarding Greenview Drive. The Board will hold a public hearing on Tuesday, December 12, 2006 at 7:00 p.m. Discussion ensued regarding the number of feet of the road, and the petition does not include the exact number for feet.

The Board received a letter from Chief Burr regarding the dry hydrants on Greenview Drive. Chairman Bowles stated there are no easements for the Fire Ponds on Greenview Drive. Easements will need to be obtained if the Town should ever accept the road.

The Board received a letter from Assessor David Wiley regarding a mobile home fire. The Board agreed to prorate the taxes through October and abate the additional taxes as the until is a total loss.

The Board received correspondence from Town Counsel. The Board will forward a letter to Mr. Baillargeon with their response to his petition to the Town.

The Board received a memo from Bonnie Theriault regarding pending items. Chairman Bowles stated the Board had a meeting with representatives of Cross Country Appraisal Group, LLC and letters will be going out to property owners who had an additional increase in their tax bill but did not receive a second letter prior to the tax bill. Further discussion ensued regarding abatements and assessments.

Chairman Bowles stated Deb Rattee has requested to meet with the Selectmen

regarding building permit issues. The Board will meet with Ms. Rattee on November 28, 2006 at 7:00 p.m.

The Board received copies of minutes from the DOT Public Officials meeting on November 14, 2006.

The Board received copies of a map from Bob Ordway. Chairman Bowles discussed the map relative to the meeting with RM Piper and the Village Dam Project.

The Board received information submitted by Ray Cummings regarding the Boston Post Cane. Chairman Bowles stated the Selectmen are working with the Young at Heart to make a list of Loudon's Oldest Residents.

Chairman Bowles stated he had spoken with the Road Agent regarding attending two meetings per month to cut down on comp time.

Chairman Bowles stated the structure is in on Cross Brook Road and the construction company feels they will be on schedule as planned.

*Selectman Maxfield moved to adjourn the meeting at 7:27 p.m. Seconded by Selectman Ives. All in favor. Meeting adjourned.*

### HE LOUDON BOARD OF SELECTMEN

Dustin J. Bowles, Chairman  
Roger A. Maxfield, Selectman  
Steven R. Ives, Selectman



*Selectmen — cont. from page 20*

as the fulltime Children's Librarian. Discussion ensued regarding forwarding a memo regarding policies and benefits.

The Board received documentation of Jeff Burr's continuing education classes.

The Board received the draft Planning Board Meeting Minutes of November 16, 2006.

The Board received copies of correspondence regarding the termination of the agreement to update the Land Development Regulations with CNHRPC.

The Board received notice of the Moderators workshop in January. A copy of the notice has been forwarded to Phil Nadeau.

The Board received the Town Report bid information for review. The Board advised Office Manager Jean Lee to proceed with the bid process.

The Board discussed the Berry Road issues. Chairman Bowles is trying to contact Engineer Judith Houston.

Ray Cummings discussed the proposed article for inclusion in the *Ledger* regarding the Tax Rate. Discussion ensued.

*Selectman Ives moved to forward past due ambulance bills account #33797 in the amount of \$501.60, account #33816 in the amount of \$552.60, account #16358 in the amount of \$55.26, account #28853 in the amount of \$527.10 to collections. Seconded by Selectman Maxfield. All in favor. Motion carried.*

The Board received notices of revised property assessments for town owned property in Concord.

The Board received a copy of the Local Government Center's financial Policies handbook for review.

Chairman Bowles discussed the electronic device recycling program that is going to become an expense to the Town. He stated he felt that this subject should be reviewed during the budget process.

The Board received an amendment to the contract of the Village Dam Project. Discussion ensued regarding the meeting that the Board had with the Engineers on November 15, 2006. Chairman Bowles stated he felt that it was the responsibility of the contractor to have done test borings relative to the ledge and if they chose not to do the tests, it is their issue, and the Town should not be paying more than what was agreed upon. The Selectmen agreed they would not sign the contract amendment at this time.

The Board received the agreement between the Town of Loudon, James, and Stacey McNeil for installation of their foundation prior to receipt of the building permit.

The Board reviewed a possible supplemental billing for a property with a building permit on the lot. Also reviewed was an abatement to a lot due to a building permit value being included on a lot with no building permit on it. Discussion ensued.

The Board agreed to begin the budget review meetings on Friday, December 1, 2006 at 8:00 a.m. in the Town Office Build-

**Selectmen's Minutes — Tuesday, December 5, 2006**

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

*Also present:* Road Agent David Rice and Fire Chief Jeff Burr.

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

*Selectman Ives moved to approve the Selectmen's Meeting Minutes of Tuesday, November 28, 2006 as presented. Seconded by Selectman Maxfield. All in favor. Motion carried. Selectman Maxfield moved to approve the Selectmen's Meeting Minutes with The H.L. Turner Group and R.M. Piper Construction on Wednesday, November 15, 2006 with the amendment to remove Selectman Ives' name, as he was not in attendance. Seconded by Chairman Bowles. Majority vote in favor. Motion carried.*

The Board met with Fire Chief Jeff Burr.

Chief Burr advised the Board that John Reese has submitted a letter of resignation for the fulltime Fire Fighter/EMT position. Mr. Reese has accepted a position with Laconia Fire Department. Chief Burr advised the Board that he has posted the position in-house for those who meet the qualifications of the position. If there are no candidates in-house, he will post the position in the paper. Mr. Reese's last day will be Friday, December 15, 2006. Chief Burr said that Mr. Reese offered to work any of the per diem dates that his schedule would allow to help out. The Board thanked Mr. Reese for his service to the Town and stated that he will be missed. Chief Burr said that both Mr. Reese and Mr. Lake do a lot to help him out and appreciates all that they do for him.

Chairman Bowles asked Chief Burr about obtaining easements to the dry hydrants and fire ponds in Town. Chief Burr discussed the easement for Hanson's proper-

ing. Discussion ensued regarding the schedule to meet with department heads.

Selectman Ives commended the Fire Department for the help they have given the Parr Family since the fire that destroyed their mobile home. The Board stated they could not thank people enough for their time, donations, and support.

Chairman Bowles thanked the people working on the Cate Van building.

Chairman Bowles stated the Cross Brook Road Bridge Project is well over the halfway mark and should be nearing completion.

*Selectman Maxfield moved to adjourn the meeting at 9:00 p.m. Seconded by Selectman Ives. All in favor. Meeting adjourned.*

**THE LOUDON BOARD OF SELECTMEN**

*Dustin J. Bowles, Chairman  
Roger A. Maxfield, Selectman  
Steven R. Ives, Selectman*

ty on Bee Hole Road. Chairman Bowles stated he felt no matter what happens with Greenview Drive, the Town needs to obtain easements on any fire pond or dry hydrant. Chief Burr discussed needing to obtain one easement from Bill Leombruno owner of the golf course as well as from Claire Crowley.

Selectman Maxfield stated he received a call from a property owner on Greenview Drive regarding Claire Crowley sending out a letter to the property owners on the road stating she would not be plowing the road any longer. Discussion ensued regarding safety issues and emergency vehicles having access to homes on private roads.

The Board advised Chief Burr that the Cate Memorial Van would need to be housed at Station #2 for the winter. The building for the Cate Memorial Van would not be completed as soon as they had hoped. Construction will be ongoing until the project is completed.

The Board met with Road Agent David Rice.

Mr. Rice advised the Board that the furnace is having problems. They are looking into replacing the bearings in the fan. Discussion ensued.

Mr. Rice advised the Board he had gone to 132 Piper Hill Road and checked out the driveway. He said that there is nothing that can be done at this time. Mr. Rice went on to say that the property owner has been plowing up the pavement, which has caused a gap. Mr. Rice will provide the landowner with copies of the pages of the Town of Loudon Winter and Inclement Weather Policy and Priorities that pertain to this issue.

Mr. Rice advised the Board that if the weather holds out they would be placing more gravel on Presby Lane and Youngs Hill Road.

Selectman Ives asked if Plourde Sand and Gravel would be paving soon. It was stated that Mr. Plourde's intention was to pave if the weather allows.

Mr. Rice stated Engineer Judy Houston advised him to keep the area on Berry Road cleared out. Chairman Bowles stated he has left messages for Ms. Houston.

Mr. Rice advised the Board that two of the test wells have tested high again. Discussion ensued regarding the wells and the plan for the ensuing year. Chairman Bowles will contact Ms. Houston regarding these issues.

The Board began their review of weekly correspondence.

The Board discussed the Village Dam Project relative to meeting with the contractor and the Engineer. Selectman Maxfield will try to setup a meeting on Thursday, December 7, 2006 at 3:45 p.m. to discuss the status of the project and issues with additional funding requests.

The Board received a memo from The Louis Berger Group regarding the Bridge

Projects. Discussion ensued regarding State Bridge Aid.

The Board received a hearing notice from Board of Tax and Land Appeals regarding a Scotch Pine Properties tax payment issue.

The Board received a packet of information from Bruce Dyke of the Chichester Town Organization Review Committee. Chairman Bowles explained that he had spoken with Mr. Dyke and was advised that he is looking for information from different departments in town so that his committee can review the information and see if there are suggestions or ideas that will help the Town of Chichester. Mr. Dyke advised Chairman Bowles that once the information is compiled each town that participated in the survey would receive the final information. The Board agreed to forward the information to the appropriate departments to be filled out and ask that they be returned to the Selectmen's Office so they can be sent off to Chichester.

The Board received copies of the 2007 budget from the Solid Waste Co-op. Loudon's tipping fee will be \$42.50, which is down from the \$43.00 that was originally projected.

The Board received a statement from Loudon Building Supply for materials used for the Cate Van Building. The Board approved the payment of the materials.

The Board reviewed a letter from the Planning Board regarding the Wellington Way Properties letter of credit.

The Board received copies of a letter from Mary Pinkham Langer regarding Plourde Gravel pit.

The Board received a copy of an administrative order from Wetlands Bureau regarding the Sliva property on Bee Hole Road.

The Board received Articles of Agreement from Volunteers of America.

The Selectmen received copies of the November Zoning Board minutes as well as the October Cate Van minutes.

The Board noted that Bonnie Theriault and Jean Lee would be attending the Holiday Food Basket Program meeting on Wednesday, December 6, 2006 at 7:30 a.m. The Board thanked Mrs. Theriault and Mrs. Lee for the time and effort they put into this program as it is a big benefit to the community. Selectman Ives said that he has helped deliver these food baskets for a few years and said the people that receive them are grateful.

*Selectman Maxfield moved to adjourn the meeting at 7:47 p.m. Seconded by Selectman Ives. All in favor. Meeting adjourned.*

**THE LOUDON BOARD OF SELECTMEN**

*Dustin J. Bowles, Chairman  
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## Zoning Ordinance Workshop — November 20, 2006 (DRAFT)

### 2007 ZONING ORDINANCE WORKSHOP

Meeting called to order at 6:05 p.m. by Chairman Tom Dow.

#### Attendance:

*Planning Board:* Chairman Tom Dow, Vice Chairman Stanley Prescott, Tom Moore, Bob Ordway

*Zoning Board:* Chairman Dave Powelson, Roy Merrill, Ned Lizotte, Howard Pearl  
*Selectmen:* Dustin Bowles

*Conservation Commission:* Julie Robinson, Colin Cabot

*Public:* Steve Jackson, Raymond Cummings

#### Discussion:

**Public Notice-700.3.7.** It was mentioned that there was an article at town meeting a number of years ago that defined where notices are to be posted. The article covered any public notices, whether they are for the Board of Selectmen, Zoning, Planning, etc. Dave Powelson said notices should be where it is said they are posted. The secretary is to research the article in question. Steve Jackson suggested using the town website as another place to post public notices. Dave Powelson said the ordinances should agree with the warrant article.

**Wetlands Conservation District-301.5 & 301.6.** It was noted that provisions are fairly clear for special exceptions in wetlands but one can't really do anything in the buffer area; buffers appear to be almost more restrictive than wetlands. Julie Robinson said the intent of the buffer was to protect the wetlands. She said the Conservation Commission recommended the 75 foot buffer to prevent development encroaching little by little on the wetlands. It was agreed that this section should be looked at closely and clarified. There was discussion about a couple of recent subdivision applications that involved wetland areas and how they were handled. Julie said they are not trying to stop developers from using their land, just asking that they use caution. There was discussion about the purpose of this "district." Julie asked that this item be deferred to another meeting when Jessica Storey could attend and present the Commission's rewrite of the section.

**Two Uses on One Property.** Dave Powelson asked if this should be clarified in the Ordinance. He referred to having a business and residence on the same property (different from home occupation), saying it has always been said that this can not be done but is not sure where it is in the Ordinance. Bob Ordway spoke of the history of this issue, saying they have always adopted the policy that both can not be done. He said the identifying zone takes precedence unless it was there before zoning was in effect. Dave Powelson said he wanted to mention it, see if it is thought to be an issue, and address it to make it better if so. Discussion covered examples of properties in town with businesses and residences.

**Section 700.1.** Should say "elected" for 3 years; not appointed.

**Section 700.2.** Should be appointed by "Zoning Board of Adjustment"; not Selectmen.

**Section 206.** It was suggested to add "Contractor/Construction Services" under 206.2 permitted uses, using (M) which was deleted in 2005. This was brought up after a question was received from Roy Buttrick about putting his business on Route 106 in the C/I District. It was discovered at that time that there were no provisions for such businesses. There was discussion whether this should be a permitted use or by special exception.

**Wetlands.** Colin Cabot of the Conservation Commission (CC) arrived and presented a hand-out of a basic rewrite of the wetlands district and buffer sections. He said they have combined the two, making it clearer for developers and more consistent. Colin went over the different points of the hand-out. Julie Robinson said when the CC formed the buffer from the shore land protection act it was meant for buffer cutting protection. There was discussion about the definition of exceptional functional value, replacing the current shore land protection wording, and the best way to present this matter to voters. Julie said the reason this subject is back is because the CC cited the shore land protection act; they want this to be a 25 foot no-touch zone and the next 50 feet be a 50% basal area with no stumps removed. She is concerned about losing the buffer regulations. Roy Merrill said they could lose them if they keep the 14 points in the rewritten article. Stan Prescott said he feels it would be alright by deleting the reference to the shore land protection act but thinks it would fail if inserting the full verbiage. It was agreed that this needs to be made clear to voters. It was suggested that they define wetland and buffer and give the permitted uses. Mr. Cabot and Mrs. Robinson will come to the next meeting with something simpler.

**Accessory buildings.** There was lengthy discussion about accessory buildings, the definition, the fact that they are not allowed yet that is not found in the Ordinance, why they are not allowed, and suggested different terminology to use in place of "accessory." Everyone was asked to come back with definitions and suggestions.

The next meeting was scheduled for Wednesday, December 6, 2006 at 6 p.m. Availability of the community building will be verified and notices sent to all members.

Dave Powelson suggested that the boards might want to look at the growth ordinance and determine if the percentage is still appropriate.

The Planning Board members discussed the agreement with Central New Hampshire Regional Planning Commission to upgrade the Land Development Regulations. Because there has been no work done on the project at this point and there appears to be continuous delays it was agreed to terminate the agreement. *Motion to terminate the contract with CNHRPC was made by Dustin Bowles; seconded by Stanley Prescott. All were in favor.*

*A motion to adjourn at 8:45 p.m. was made by Tom Moore; seconded by Stanley Prescott. All were in favor.*

*Respectfully submitted,  
Donna White*

## Zoning Ordinance Workshop — December 6, 2006 (DRAFT)

### 2007 ZONING ORDINANCE WORKSHOP

Meeting called to order at 6:05 p.m. by Chairman Tom Dow.

#### Attendance:

*Planning Board:* Chairman Tom Dow, Vice Chairman Stanley Prescott, Tom Moore, Gary Tasker

*Zoning Board:* Chairman Dave Powelson, Roy Maxfield, Roy Merrill, Ned Lizotte, Howard Pearl, George Saunderson

*Conservation Commission:* Jessica Storey

*Public:* Steve Jackson, Raymond Cummings

#### Minutes of November 20, 2006

##### workshop:

*Dave Powelson made a motion to accept the minutes as presented. Tom Moore seconded the motion. All were in favor.*

#### Discussion:

**Public Notice.** Dave Powelson stated that this is covered in two ways in the Zoning Ordinance and another in a warrant article from the 1995 town meeting. He noted that some of the posting places are no longer available. Mr. Powelson suggested listing the posting places currently used, such as the post office, Beanstalk, dump, and town offices. There was discussion about having to post in specific places or if it could simply be listed as five public places. Gary Tasker noted that in the past whoever is sponsoring an amendment has been asked to write it in the proper format and hand it in to the secretary. Mr. Powelson will do so with this section. It was suggested that he simply list post office rather than a specific location for it in the event that it moves again. The chairman noted that an explanation of the change should be included.

**Wetlands Conservation District.** Jessica Storey reviewed the rewrite by Julie Robinson that was presented earlier to all Board members. There are a couple of points (Section 301.1 #4 reference to RSA 483.A 1-B and Section 301.4 F) that she has to verify with Julie. Ms. Storey explained that the purpose of the rewrite is to clarify the intent of the Conservation Commission and to simplify the language of the section. There was discussion of special exceptions for buffer and wetlands. Dave Powelson said there needs to be a definition of wetlands, a definition of buffer, and then a definition of special exception. Gary Tasker asked if the CC is ok with the ZBA request. Ms. Storey said she sees inconsistencies and will bring the article back to the CC meeting scheduled for next week. Mr. Tasker suggested that they write it up and bring it back to the next workshop. Discussion included accessory buildings being allowed by special exception in the wetlands if relative to the use of the property. Tom Moore said there

should be an explanation of any changes included with amendment submissions.

**Accessory buildings.** Dave Powelson read the definition that he had written as follows: "uninhabited storage building, permitted use by special exception in the Village, RR, or AFP Districts." Roy Maxfield said the town has never allowed accessory use without a primary use and does not see why there is any reason to change that. Gary Tasker asked why that has been the rule. Roy Maxfield said it is because they do not want people moving into them or parking trailers next to them, etc. Dave Powelson asked if Mr. Maxfield has a problem with farm application. Mr. Maxfield said he did not. He said the property could be farmed, used for trees, hunt, etc but as soon as a building is built there could be problems that could affect the value of surrounding properties. He discussed potential misuse of the building. Tom Dow read the definition that he had written as follows: "accessory buildings can be built prior to the dwelling by special exception, provided that a building permit has been applied for." Discussion included keeping the definition simple and having it connected to a building permit. It was decided to use Mr. Dow's submission.

**Two uses on one property.** Discussed last month; no new information; no changes to be made

**Corner lots.** There was discussion about frontage and setbacks for corner lots. It was noted that frontage is required on both roads therefore there would be 'front' setbacks from both roads as well. Steve Jackson suggested a clarification and will submit it in writing to the secretary at the request of the Board. It was stated that this piece could be added as Section 208.3 (C).

**Section 401.3 (F) — Clarify.** to read "Setbacks will remain the same as the pertaining district per the Loudon Zoning Ordinance."

**Driveways.** There was brief discussion about driveways in side setbacks and crossing wetland buffers. This brought the group back to the earlier discussion of the wetland district. It was decided to see what the Conservation Commission comes back with. Roy Maxfield suggested that Tom Dow write an explanation of the Conservation Commission's recommendations, something explaining that the amendment is making adjustments and clarifying what is already in the Ordinance. This should note that the Planning Board is allowing this to occur with oversight and the amendment will allow the Zoning Board to make exceptions in certain situations. Steve Jackson asked if the Planning Board would submit a clarification of buffer in case the Conservation Commission's submission is not accepted. Stan Prescott stated there would be a

*Planning Workshop — cont. on 23*

*So long as you rob Peter to pay Paul, you'll have Paul's support.*

ANONYMOUS

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## THE KITCHEN MAGICIAN

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Counter Tops  
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## Planning Board Minutes — November 16, 2006 (DRAFT)

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

### Attendance:

*Vice Chairman* Stanley Prescott, Tom Moore, Bob Ordway, *Chairman* Tom Dow, Jason Masse and *Ex-Officio* Dustin Bowles were present. Bob Butler was present to represent the Conservation Commission.

### Acceptance of Minutes:

**October 19, 2006 Public Hearing.** Bob Ordway made a motion to accept the minutes as presented, seconded by Dustin Bowles. Chairman Dow asked the Board to refer to page 5 of the minutes, the last motion of the Thistle application. There was discussion about the intent of the motion

with regard to the waiver to have a driveway on a Class VI road. It was noted that the tape and secretary's notes appeared to include the waiver as part of the notes to be added to the plans. Web Stout brought this to the secretary's attention as this is not typically a note that has to be recorded on the plan. The Board agreed that since the plan has already been recorded without the mention of the waiver there was no need to have it included and the plan re-recorded. It was agreed that it would be acceptable to have the waiver mentioned in the records and be made known to the code enforcement officer. Stanley Prescott made a motion to correct the minutes to reflect what has happened to clarify the plan and that the code enforce-

ment officer will be notified if someone should use Wiggins Road as a driveway they will have to sign a Class VI waiver. Seconded by Dustin Bowles. All were in favor of the correction. Chairman Dow repeated the motion to accept the minutes which have now been corrected. All were in favor.

**October 25, 2006 Site Walk.** Dustin Bowles made a motion to accept the site walk minutes as presented, seconded by Tom Moore. There was no discussion. All were in favor.

### Discussions:

**Charter School** — Beth McClure reported she has spoken with Ed Murdough of the NH Department of Education, school buildings division, about the location of the proposed school. Ms. McClure said she had informed the Planning office that Mr. Murdough referred her to RSA-674:54, Governmental Land Uses, a copy of which all Board members received in their information packets. She explained that there are no limits where a charter school can go and stated that she would certainly work with the Board but location is not a limitation. Colleen Sliva presented the Board with information on the proposed school. Chairman Dow asked if there were any questions or comments from the Board. Bob Ordway stated he is not sure that any action of the Board is necessary at this time. Ms. McClure offered contact information for Ed Murdough as 271-2037. Mrs. Sliva stated if they come to an agreement with the property owner they would then come to the Board for site plan review. There was brief discussion about the school being private or public, who decides which Loudon students are accepted, and busing of the students.

**Landmark Church** — The building department advised Paul Courchesne of the church to speak with the Board about some proposed work to be done at the church. Mr. Courchesne was not present.

### Old Business:

**Application #05-11, Wildwood Sanctuary Association, Inc. — Major Subdivision, Located on Young's Hill Road, in the AFP District. Map 34, Lot 2.** There were no abutters present. Owner Len LaPadula and Ray Shea of Sandford Engineering were present. Chairman Dow stated that the only thing the Board had been waiting for from Mr. LaPadula was the agreement that addresses off-site work and the deed of the conservation piece. He said the agreement has been received, reviewed and approved by town counsel. Mr. LaPadula asked to address a concern voiced by Stanley

Prescott at the last meeting with regard to the boulders and work being proposed for a neighboring front yard. He said he has reviewed this with Mr. Shea and found that if anything is needed at all it would be 2-3 feet, not boulders and boulders. Mr. Prescott said he is alright with that and appreciated Mr. LaPadula getting back to him. Tom Moore made a motion to approve the application. Seconded by Bob Ordway. All were in favor. Mr. LaPadula was thanked for his patience and cooperation through the lengthy process of the application. APPLICATION FOR MAJOR SUBDIVISION APPROVED.

**Application #06-25, Patricia Perkins — Minor Subdivision, Located on Route 129, in the RR District. Map 15, Lot 5.** The applicant was present. There were no abutters present. Chairman Dow stated that all permits are now in hand...driveway, wetlands, and subdivision. Dustin Bowles made a motion to accept the application as complete and move to public hearing. Seconded by Stanley Prescott. All were in favor. Chairman Dow reviewed the application to date. There was no discussion. Stanley Prescott made a motion to approve the application. Seconded by Dustin Bowles. All were in favor. APPLICATION FOR MINOR SUBDIVISION APPROVED.

### New Business:

**Application #06-31, DJP Realty Trust & J K Mulliken & Sons Homes, LLC — Lot Line Adjustment, Located on Bee Hole Road, in the RR District. Map 12, Lots 4 & 30.** Web Stout of FWS Land Surveying represented the applicants. Abutter Holly Dunlea was present. Mr. Stout stated that this application is a result of the site walk of this property done on September 27, 2006. He said that the Heberts (abutters) had concerns of where the road was, as did the Board. He explained that this is an even swap of land with a triangular piece being annexed to the larger parcel and a piece about 18 feet wide being added to the smaller piece. Stanley Prescott asked if there would be problems with the road due to the steep slopes. Mr. Stout said the lot line adjustment would allow the road to come in and swing to the left. There would be a small percentage of steep slopes encountered but not enough to make things worse and this will be addressed when the applicant goes to ZBA later in the month. Friedrich Moeckel, representing the applicant, informed the Board that the applicant has filed for a special exception and vari-

### Planning Workshop — cont. from page <None>

public hearing and if there was opposition of what the Conservation Commission submits they may have to go back to the drawing board. Roy Merrill recommended keeping it simple by allowing the use of the buffer through special exception. Roy Maxfield said this could be used as back up to what the Conservation Commission is proposing, allowing the use of the Wetlands Conservation District buffer by special exception. Roy Merrill said if too much verbiage is added it will scare people; keep it simple. Stan Prescott said it comes down to whether the Board wants to adopt the Conservation Commission's submission or is it too cumbersome and the Board wants to adopt this simpler suggestion. He said he feels the Board has to come to a consensus. Roy Maxfield stated that he does not see any problem with the Conservation Commission's proposal and would let them both go to the voters, saying the proposal is better than what is in there now. Tom Dow asked where this would go in the Ordinance. Roy Maxfield stated it would be under Section 301.5. Discussion continued about the proper placement of this change, verbiage of the Conservation Commission's proposal, stringency of the Ordinance as compared to state regulations, and other related points.

**Steep slopes.** Dave Powelson referred to a recent site walk that the ZBA did on a piece of property that the owner is asking for a variance for a driveway in the steep slopes. He asked if the Boards should be considering changes relative to steep slopes. There was discussion about needing to make sure there is enough room for snow, various examples of problem slopes in other subdivisions in town, and past discussion and changes to the steep slope section. It was noted that past discussions took the

slope from 25% to a suggested 15% and then a compromise to the current 20% slope. Roy Merrill stated they should have stayed with the state's 25%. He said there is no provision in the Ordinance to go through a small section of steep slopes. Stan Prescott said he would be willing to consider submission with provisions. Dave Powelson was asked if he could write something for submission. He said he could try and asked the group how much area would be reasonable and if it would be a special exception every time. Roy Maxfield said less is better. Ned Lizotte said to make it a special exception. Stan Prescott said not to make it be acres. There were a variety of suggestions and related discussion. Tom Dow suggested that Roy Merrill also write something and submit it to the secretary.

**Maintenance bond.** Tom Dow brought up the fact that there is no provision in the Land Development Regulations for the calculation of this bond as there was in the 1990 version of the LDR. This should be added back into the LDR with "irrevocable" added to the letter of credit under forms of surety.

All proposed amendments must be submitted as soon as possible in draft form and will be forwarded to town counsel for review and comment prior to the next workshop.

The next meeting was scheduled for Thursday, December 21, 2006 at 6 p.m. prior to the regular Planning Board meeting.

A motion to adjourn at 8:10pm was made by Roy Maxfield; seconded by Gary Tasker. All were in favor.

Respectfully submitted,  
Donna White

**Next Deadline: Friday, Dec. 19 for the February 2007 issue of the "Loudon Ledger."**

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**Planning — cont. from page 23**

ance by the ZBA. He showed the steep slopes in the cul-de-sac and explained that the way the lots are configured most of Lot 2's frontage is consumed by steep slopes next to the road. Mr. Moeckel stated in order to avoid having to cross steep slopes, it is proposed to put the driveway along the border of Lot 1. He showed the buildable portion of Lot 2, saying you have to cross some steep slopes to get there, otherwise nothing can be done with the property. Mr. Moeckel said one small portion of the proposed driveway would encroach upon the steep slopes. He told the Board that by the time the applicant gets to the ZBA he would have drainage remedies and mitigations set up to avoid issues with the steep slopes, mainly erosion. Mr. Moeckel said they will be going to ZBA for driveway in the steep slope and setbacks and that is a zoning decision. He said tonight is about a minor lot line adjustment at the request of the Heberts, saying if not for their request the applicant would not be here tonight. Stanley Prescott stated that Bee Hole Road has not been accepted by the town. Shane Stewart, representing the applicant, said he has spoken with Bonnie Theriault at the Selectmen's office and Fire Chief Burr about this matter. He said the dry hydrant has been done and accepted by the fire department. *A petition to accept the road has been drafted. Bob Ordway made a motion to approve the application. Seconded by Jason Masse. There was no further discussion. All were in favor. APPLICATION FOR LOT LINE ADJUSTMENT APPROVED.*

**Application #06-32, Evangia Decato — Major Subdivision, Located on Chichester Road, in the RR District. Map 2, Lot 27.** There was no one present for this application; Chairman Dow stated they would move on to other business and act on the application later in the meeting.

**Board Discussion:**

The secretary reminded Board members of the zoning work session that is scheduled for Monday, November 20th, 6 p.m. at the fire station.

Chairman Dow addressed the agreement with Central NH Regional Planning to review and update the Land Development Regulations. He stated that \$2,000 has been sent to CNHRPC toward the \$4,000 project but he is not seeing a lot of action. Mr. Dow asked the Board how they felt about terminating the agreement with CNHRPC and having someone from town do the work. Stanley Prescott stated that he does not have a problem with that. Jason Masse asked if the town would get the \$2,000 back. This will be verified by the secretary. Tom Dow

suggested that the Board could have Brenda Pearl do the project. Bob Ordway asked if a contract should be prepared with Mrs. Pearl. It was agreed that there would definitely be a contract. It was said that Mrs. Pearl will be at Monday's work session. There was discussion about the best way to handle the vote to terminate the present agreement with CNHRPC and create an agreement with Brenda Pearl. Chairman Dow announced that the discussion will be continued to Monday, November 20, 2006 at 6pm at the fire station. This will be the only notice.

The secretary reported that Dan Aversa had called the planning office to request a reduction in his Wellington Properties letter of credit. A timeline of the project and copy of the letter of credit was given to each Board member. Stanley Prescott asked about a maintenance bond on the property. Dustin Bowles stated that the town has been advised in the past not to lower any bonds below the amount of the maintenance bond. He said there are pending issues on the property that have never been addressed, such as the detention pond being 1/3 full of muck, guardrails and the steep slope issue. The secretary read a letter from DBU Construction that Mr. Aversa faxed to the planning office. The letter states that there is no problem with the slope and that it meets the 4:1 requirement. Roy Merrill reminded the Board that a year or so ago they approved the 4:1 slope and not extend the guardrail. He said nothing has been done on that matter by the developer. Chairman Dow read Mr. Aversa's note that says the cistern is complete. Dustin Bowles said the cistern is not on the schedule of values and not under road bonding so is a moot point. Tom Moore suggested that another site walk of the property might be needed. Dustin Bowles asked what Mr. Aversa has in escrow with the town. The secretary said the most recent paperwork in the file (12/05) shows there is \$590 left in the budget. She will verify this with the Selectmen's office. Dustin Bowles said Louis Berger Group should be notified and a request put in for them to go out and verify the slope at Mr. Aversa's expense. The secretary will make that contact. *Dustin Bowles made a motion to contact the town engineer for an evaluation of the property and send a letter to Mr. Aversa telling him of this evaluation being done at his expense. Seconded by Stanley Prescott. All were in favor.* A site walk was scheduled for Saturday, November 18, 2006 at 7:00am. Dustin Bowles noted that Mr. Aversa's letter of credit expired on September 30, 2006 and this now jeopardizes zoning and Mr. Aversa's approval. The Board directed the secretary to notify code enforcement officer Bob Fiske of this lapse in the bond and that no

other certificates of occupancy are to be given until this bond issue is resolved.

**New Business (continued from earlier in the meeting):**

**Application # 06-32, Evangia Decato — Major Subdivision, Located on Chichester Road, in the RR District. Map 2, Lot 27.** Jeff Green of JLG Enterprises represented the applicant. Abutter Roy Merrill was present. Mr. Green stated that this is an 82 acre lot of which they are taking two lots from, each lot 2 acres with 200' of frontage. He said they are waiting for the state subdivision approval. Chairman Dow asked if there were any questions or comments from the public. Hearing none, he closed the hearing to public and opened it to the Board only. Stanley Prescott asked what the future intentions might be for the remainder of the parcel. Mr. Green stated that the applicant wants two lots to sell, using that income to pay her taxes for the next ten years. He said he was told there was no further subdividing planned. Mr. Green pointed out that there is a small bog to the side of these lots, measuring about 5 acres. Dustin Bowles asked about the setbacks for the bog area. Mr. Green said he would add them to the plan. Tom Moore asked about the roads that go through the property. Mr. Green said they are old logging roads now used as ATV trails. Bob Ordway asked if the corners are marked. Mr. Green stated there are stakes and flagging, and he explained the location of the property to the Board. Mr. Ordway suggested the Board could find it when on the site walk of the Aversa property. Chairman Dow asked Mr. Green to notify the applicant that the Board might walk by on Saturday. There was discussion of the requested waivers which were: a) Section 7.1 — consider as minor subdivision and b) Article 19 — storm water management plan. Stanley Prescott said they need a waiver for not surveying the whole lot. Mr. Green said it was all previously surveyed, although not by him, so wasn't aware that the waiver was needed. He will address that at the next meeting. *Jason Masse made a motion to continue this application to the meeting of December 21, 2006 at 7:00 p.m. at this facility. Seconded by Dustin Bowles. All were in favor.* This will be the only notification.

**Board Discussion (continued):**

The Board received a letter from Alvin Davis III that addressed the deed and road bonds for his subdivision on Lovejoy Road. Chairman Dow stated that the Board had amended the July 2005 Board minutes back in May 2006 as Mr. Davis had requested. He said the minutes are a matter of public record and Mr. Davis was present at the meeting where the minutes were amended;

therefore, he isn't sure what more Mr. Davis is asking for. Mr. Davis agreed that the Board did amend the minutes but feels the amended minutes should have come back before the Board for review and approval. Dustin Bowles stated that town counsel has advised that by making the motion to amend the minutes there is a paper trail back to the original minutes. Mr. Davis asked if there is any way that someone requesting July 2005 minutes would know of the change. The secretary said a copy of the May 2006 minutes showing the motion could be attached to the July 2005 original minutes. Mr. Davis pointed out that deeding the conservation piece to the town was not a condition on the notice of decision. Chairman Dow stated it was a condition of approval of a subdivision. Discussion about the correction of the minutes and deed continued. Mr. Davis said he has been waiting for the minutes to be corrected. Mr. Dow asked Mr. Davis if he is now satisfied that the minutes have been properly corrected. Mr. Davis said he was in agreement and wanted to clarify that the Board agrees that he has met all conditions of his approval. It was agreed that Mr. Davis has satisfied the conditions of his approval. Tom Dow asked Mr. Davis if he will now take care of the deed. Mr. Davis told the Board he would, as stated in his letter the deed will be handled within ten days of the correction of the minutes. Chairman Dow addressed the next part of Mr. Davis's letter. Mr. Davis stated that the only requirement with regard to a road bond was that a note that states no lot can be sold until a bond is in place was to be placed on the approved plans and he said that was done. Dustin Bowles said he was not sure why this is in the letter. Mr. Davis said the matter had been discussed at the last Planning Board meeting and he wanted to address it. Mr. Bowles said it probably was asked if the "Wellington note" was on the plan. The secretary said it came up because Mr. Davis had been to the Board of Selectmen about placing a bond in the form of a mortgage on his commercial property. That was not accepted so Mr. Davis then went to the Planning Board to discuss the bond matter. The Planning Board denied the mortgage as it was not an acceptable form of surety. She said nothing more had been done on the bond matter and according to the road procedures no work can begin without this bond being in place. There was discussion about the road procedures and the "Wellington note" which has been used in lieu of a bond because of the waiting period for building permits. Dustin Bowles stated that a developer can do anything they want on a road as long as there is an escrow account

*Planning — cont. on 25*



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## Zoning Board of Adjustment Minutes — November 30, 2006 (DRAFT)

### REGULAR HEARING

Chairman Dave Powelson called the Loudon Zoning Board of Adjustment meeting on November 30, 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.

### ACCEPTANCE OF THE OCTOBER 26, 2006 MINUTES:

*Ned Lizotte made a motion to accept the minutes as written. George Saunderson seconded the motion. There was no discussion. All were in favor.*

### MOTION FOR REHEARING/APPEAL:

**Case #06-15A, Alvin R Davis III** — Mr. Davis submitted an application for a rehearing of Case #06-15, originally heard by the Board on October 26, 2006. Mr. Davis was not present. Roy Merrill recused himself from the Board on this matter. Howard Pearl

was appointed as a voting member on this case. George Saunderson asked if there needed to be a motion before discussing the application. Chairman Powelson said there did not; the Board can discuss and make a motion as seen fit. Mr. Saunderson asked if anyone sees anything new on this application. The chairman said he does not. Mr. Saunderson referred to #3 on the support paperwork submitted with Mr. Davis's application. He stated that Mr. Davis did say he was asking for driveway setbacks but his original application asked for setbacks of all of the subdivision. Chairman Powelson stated that the initial application asked for reduction of side setbacks for driveways for each lot, reduction in side setback on Lot 015, and reduced front setback for Lot 001. Howard Pearl said that as he recalls there was no mention of driveways in the first application, it was simply side setback reductions. Roy Maxfield said the Board typically would go through the application point by point. Chairman Powelson said they would do that. Points 1 and 2 are introductory, define the lots, and the Board

would agree with those. Mr. Maxfield referred to point #3, stating that he would say the Board has interpreted the Ordinance this way for 20 years. Howard Pearl stated that the Ordinance is pretty clearly stated and he does not feel that the Board misinterpreted anything. The chairman said he would agree with point #4, the Board did deny Mr. Davis's request for a special exception. In point #5, 1-4 are realleged. Chairman Powelson stated there are 16 points on an application that Mr. Davis had to persuade the Board that he had met and the Board was unable to be persuaded on most of these points. Roy Maxfield addressed point #6, saying that the evidence presented by the applicant was not sufficient to justify all lots having reduced setbacks. He noted that there were several points with no information upon which to base decisions. In point #7, 1-6 are realleged. Chairman Powelson said the Board is charged with interpreting the Zoning Ordinance and he stated that the front yard setback is to Lovejoy Road. Roy Maxfield said this is, was, and always has been the interpretation. In point #9, 1-8 are realleged. The chairman stated that #10 challenges Ned Lizotte's ability to stand on the Board. Mr. Powelson said he does not believe that there was anything that Mr. Lizotte did other than research the application and subdivision approval process. Roy Maxfield said he feels that Ned did a thorough job and took to heart some of the complaints of the abutters. He said that Mr. Lizotte took it upon himself to do extensive research and commended him for that, saying he acted appropriately. The chairman asked if there were any other comments. Roy Maxfield stated that the Board has determined that the front setback is determined off Lovejoy Road. He said the house in question is certainly infringing on the rights of the street and abutting properties and feels the Board denied the request based on that, saying that he has not changed his mind. *Roy Maxfield made a motion to deny the rehearing request. Howard Pearl seconded the motion. Roll vote: Howard Pearl — Yes; George Saunderson — Yes; Dave Powelson — Yes; Roy Maxfield — Yes; Ned Lizotte — Yes. MOTION FOR REHEARING/APPEAL DENIED.*

### PUBLIC HEARINGS:

**Case #06-21, Zetland Homes, LLC** — *Special Exception for Reduced Front Setback, Map 39, Lot 85.* Owner Steven Reddy was present. Roy Merrill recused himself from this case. Howard Pearl will continue as a voting member. Mr. Reddy said he would like to make a full disclosure that the farmer's porch has already been built. He stated that they did not know they were in the setback until an as-built plan was done for the septic system. He explained that the foundation is turned toward Goshen Drive and the porch extends into the front setback

by about one foot. Mr. Reddy explained that he is asking for five feet because he was not sure if the measurement should be taken from the porch or the overhang. Chairman Powelson had Mr. Reddy go through the points of the Special Exception application. Roy Maxfield asked how far the porch is from the edge of the tar. Mr. Reddy said it is 49' to the edge of the right-of-way and 17' more to the edge of the tar. The chairman asked if there were any other questions. It was verified that abutters have been notified. Mr. Powelson asked if there was anyone wishing to speak in favor of or against the application. Hearing none, the chairman closed the hearing; the application to be considered under Unfinished Business. Roy Merrill re-joined the Board.

**Case #06-22, DJP Realty Trust** — *Special Exception for Reduced Setback & Variance for steep slopes, Map 12, Lot 4.* Friedrich Moeckel of Tarbell Professional Association presented the application on behalf of Mr. Bohi. Mr. Moeckel explained that they are requesting the special exception to allow for the construction of a driveway in the side setback of a proposed lot. He stated there is otherwise no way to get to the buildable portion of Lot 2. Mr. Moeckel stated that the variance relates to a driveway in the steep slopes and outlined the area on the plan. Roy Merrill asked if the cul de sac is in the steep slope. Mr. Moeckel stated that it is but he does not believe there is pavement. Web Stout of FWS Land Surveying presented the plan. He confirmed that there would be pavement in that area. Mr. Stout stated they have had an engineer look at the area and said there will be a cut into the slope at the back of the cul de sac. The location of the property was clarified for the Board. Mr. Stout explained that this proposal is for three lots with a new road to be built. He informed the Board that this proposal was before the Planning Board a couple of weeks before for a lot line adjustment, allowing the road to be swung to the left. Mr. Stout explained that the design has been worked to meet the 200' frontage requirements and the 1.5 acres contiguous area with no steep slopes or wetlands. He reviewed the lots on the plan, pointing out the steep slope and flood zone areas. Mr. Stout stated that he has to look at the whole picture to make all of the criteria fit and the final design as to how it would work. He pointed out a portion of the road where it appears a cut is required, saying this would eliminate any further creation of steep slopes. Mr. Stout stated there is a section about 85' long that will run with the contour of steep slopes to reach the buildable area.

Roy Maxfield asked what the Planning Board has seen so far. Mr. Stout said they have seen the concept layout and have done a lot line adjustment with an abutter to

### Planning — cont. from page 24

set up with the town and inspections are done as required.

The Board was reminded that 2007 budgets are due by November 27, 2006.

There was a notice of public hearing from the town of Pembroke. The hearing for a wireless tower is on November 28, 2006.

### 2007 zoning dates were read:

**Report of the ZBA:** There are two applications before the ZBA. One is for a special exception for a reduced front setback on Goshen Drive and the other is for a special exception for reduced setbacks and a variance for steep slopes on Bee Hole Road. There is also a request for a building permit extension.

**Report of the Board of Permit:** Tom Dow reported on the November Board of Permit meeting.

There was a letter from Chip Davis with regard to the old police station on South Village Road. This has been renovated and the owner wants to sell it as a residence. There was discussion about the change of use.

There was a letter from a resident asking to swap a 2007 building permit from one lot to another.

There was a memo from the ZBA addressing Davis subdivision on Lovejoy and Bachelder Roads. It was felt this is a moot point since the ZBA has ruled on the application. Ned Lizotte asked the chairman to read the memo aloud. (attached) Chairman Dow read the memo and then asked if anyone wished to address or discuss the matters on the memo. Dustin Bowles said this has been a learning curve and the Board

has done better on subsequent open space subdivisions. Chairman Dow said after the Davis case the Board spent a lot of time addressing open space subdivisions for an update to the 2006 Zoning Ordinance. Ned Lizotte said up to 2006 the regulations were foggy but he feels the 2006 Ordinance hammers out things out in a tangible, logical direction. He said previously the checks and balances were missing and the application was inconsistent in terms of how it was promoted by the developer. Mr. Lizotte said it should not be the Board's job to watch the check and balances; that is up to the developer. He said the Board was not given all or accurate information. Tom Dow said the Board was never told that the applicant had a building permit for the parcel. There was brief discussion about open space subdivision changes and that they now have to do design review before anything else.

**Maratea driveway on Barry Road:** The selectmen made an agreement with Ms. Maratea and are holding to it. They are not releasing the bond.

Chairman Dow reported that there was a DOT public hearing after the Board of Permit meeting. This hearing was to address changes that will be made to the lights at Route 106 & 129 as well as pedestrian traffic.

*A motion to adjourn at 8:45 p.m. was made by Tom Moore; seconded by Stanley Prescott. All were in favor.*

*Respectfully submitted,  
Donna White*

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**Zoning — cont. from page 25**

swing the road out. He explained that the project has been through step one and it does meet all other criteria for a subdivision. The lots will be 3.2, 6.6, and 3.9 acres. The lot line follows Bee Hole Brook. Roy Merrill asked if the area is staked out. Mr. Stout said it is and the Planning Board has done a site walk. Mr. Moeckel stated this originally was a seven-lot cluster subdivision, then five, and now three. He stated that Shane Stewart is working with Mr. Bohi and what the Board is seeing is the last attempt to make the project economically feasible. He explained that if it can not be done with three lots it will not work.

Roy Merrill asked Mr. Stout to remind them why it would not work with five lots. Mr. Stout said the configuration did not work well, explaining that the road came in and hooked, creating some odd looking lot lines. Shane Stewart explained that they had come in two years ago with an open space plan and have now decided that three lots really work best. Roy Maxfield stated that the concept looks doable and he would like the Conservation Commission to look at it to weigh in on the wetlands. George Saunderson said he feels a site walk would be valuable and would like to have the Conservation Commission attend if possible. Chairman Powelson suggested doing a site walk on Saturday morning.

Shane Stewart emphasized that this is a nice road and lots. Web Stout said the road is about 1,000' in length, 730' to the cul de sac. Mr. Moeckel addressed Section 302.4 which says that there are no special exceptions to permitted uses in the steep slopes district. He outlined the difference between special exceptions and variances. Chairman Powelson asked if there were any questions. Roy Maxfield said he thinks the Board understands. The chairman asked if the Planning Board members in the audience had any questions. Stan Prescott said Mr. Stout and the others had represented it well. He asked if there is no special exception to steep slopes could the applicant get a variance. The chairman said they can apply for a variance. Mr. Prescott said the Planning Board question had been about going through the 20% slopes, feeling it is not allowable, and that this was not allowed on another Bee Hole project. Mr. Prescott said he did want to clarify that this is conceptual only as the Planning Board has not heard an application because it is not fully prepared.

It was decided to do a site walk of this property on Saturday, December 2nd at 8:00 a.m. The secretary will notify the Conservation Commission of the site walk. Chairman Powelson stated that both of these applications will be continued to the next meeting,

December 28, 2006, 7:30 p.m. at this location. This is the only notice.

**UNFINISHED BUSINESS**

**Case #06-21, Zetland Homes, LLC** — Roy Maxfield made a motion to approve the request for front setback reduction from 50' to 45'. Ned Lizotte seconded the motion. Roy Merrill stepped down from the Board. Howard Pearl will be a voting member. Mr. Maxfield stated this is actually over 60' from the road and the Board cannot hold the applicant accountable for not coming in before the porch was built. He said it is important to clarify that the protruding overhang, whichever is closer, is actually the line. He explained that this would be the absolute extreme corner of the structure. Chairman Powelson asked if there were any questions. Hearing none, he called for a roll vote. *Howard Pearl — Yes; George Saunderson — Yes; Dave Powelson — Yes; Roy Maxfield — Yes; Ned Lizotte — Yes.* **MOTION FOR SPECIAL ACCEPTION FOR REDUCED SETBACKS APPROVED.**

**DISCUSSION:**

**Roy Merrill — request for building permit extension** — Mr. Merrill stepped down from the Board; Howard Pearl will be a voting member for this matter. Mr. Merrill submitted a letter to the Board asking for an extension of building permit #06-018. Chairman Powelson asked Mr. Merrill to explain the request to the Board. Roy Maxfield said he would excuse himself from voting; Jon Huntington will be a voting member for this matter. He said he did not want the Board to get into contractor deals and allowing permits to be pushed out. He asked Mr. Merrill if this is a matter of having three or four permits out. Roy Merrill stated other contractors' permits have been extended, citing a couple of examples. Roy Maxfield asked how many permits Mr. Merrill currently has. Mr. Merrill said he probably only has this one currently and has two lots in the process of sales. He noted that Tony Merullo retained five permits and Mr. Merullo's sister retained five also even though they had ten last year. Mr. Merrill said Mr. Merullo's have been extended so he does not see a problem with this request. Chairman Powelson asked Mr. Merrill if he has other permits waiting for approval. Mr. Merrill stated that he has a 2008. Ned Lizotte asked if what Mr. Stout is working on for Mr. Merrill is due to back log. Mr. Merrill stated that Mr. Stout had said he would get these plans done and had managed to get one subdivision done in October but it may be another two or three months for this plan. Roy Maxfield asked if six months would be enough of an extension. Mr. Merrill said he would prefer seven. Mr. Maxfield said Mr. Merrill could be forced to put the foundation in but agrees it is not a

good idea. Ned Lizotte said he would like to clarify that this is something in the process, not of Mr. Merrill's doing. *Ned Lizotte made a motion to extend building permit #06-018 by seven months. George Saunderson seconded the motion.* Chairman Powelson said he thinks he is in favor of the extension but wants to be sure the Board is not setting up to extend every request that comes before the Board. Howard Pearl asked if this has been an issue in the past. Ned Lizotte said Tony Merullo had been before the Board last year. Roy Maxfield said the selectmen would issue extensions but it has since been determined to be under the ZBA's jurisdiction. There was discussion about others done, how many, and when. It was felt that this request is not contrary to the intent of the growth ordinance. The chairman asked for a voice vote. *All were in favor of extending the building permit by seven months.*

**Rule adoption** — Chairman Powelson referred back to the meeting of August 24, 2006 when the Board discussed adopting a rule to limit the timeframe for appeal of an administrative decision. This should have been put on public notice for another meeting so that it could be adopted. It will be put on the agenda for the December meeting. There was discussion about the procedure to adopt new policies and where to put the rule

in the Zoning Ordinance. It was thought that it should be published in the Zoning Ordinance as part of the procedures. Roy Maxfield stated that S705 should be amended to include this rule. The chairman referred to a handbook for the Board of Adjustment, *RSA 676:1 Method of Adopting Rules of Procedure*. Discussion ensued about the rules of procedure being part of the Ordinance or a separate chapter of rules. Chairman Powelson said this is a topic to work on and clarify. He stated that the motion was to adopt a rule to allow an appeal of an administrative decision within 45 days of the decision. This will be addressed at the December meeting and will be put on Public Notice as such.

**Notice of decision forms** — The chairman reported that the office is currently using a four-part, two-page form for notice of decisions. He said he feels it would be appropriate to go to a computer generated form and is working on a draft of the same.

**ADJOURNMENT:**

*Ned Lizotte made a motion to adjourn the meeting at 9:00 p.m., seconded by Dave Powelson; all were in favor.*

*Respectfully submitted,  
Donna White, Secretary*

**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).**

**Planning Board meets the  
third Thursday of the month at 7 p.m.**

**Zoning Board meets the  
fourth Thursday of the month at 7:30 p.m.**

**Both Boards meet at the Community Building. All  
meetings are open to the public.**

**Next Deadline:  
Friday, January 19  
for the February issue of the  
"Loudon Ledger."**



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January 2007 in Loudon						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<b>1</b>  NEW YEAR'S DAY	<b>2</b>  CLASSES RESUME  10:30am•Storytime@ Library 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting 7pm•Lions Club @ Library	<b>3</b>	<b>4</b>  10:30am•Storytime @ Library 6:30pm•PTA @ LES	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b>  6:30pm•Happy Hill 4-H @American Legion 8pm•Fire Department	<b>9</b>  D.A.R.E. Program starts for 5th & 6th-graders 10am•Young at Heart @ Community Bldg. 10:30am•Storytime@ Library 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting/Board of Permit	<b>10</b>  Ski Program begins at LES 6:30pm•Girl Scout Volunteers @ LES	<b>11</b>  10:30am•Storytime @ Library	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>  MARTIN LUTHER KING / CIVIL RIGHTS DAY  Library Closed Schools Closed  Girl Scouts' Sock & Toiletries Drive begins — see pg. 11	<b>16</b>  10:30am•Storytime @ Library 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting 7pm•Lions Club @ Library 7pm•LYAA — (location TBA, see pg. 13)	<b>17</b>  7pm•American Legion	<b>18</b>  10:30am•Storytime @ Library 7pm•Planning Board @ Com. Bldg.	<b>19</b>  LEDGER DEADLINE FOR JANUARY ISSUE	<b>20</b>
<b>21</b>  2–4pm•Girl Scouts Volunteer Recruitment Open House @ Com. Bldg.	<b>22</b>  6:30pm•Communications Council@ Com. Bldg.	<b>23</b>  9:30–noon•Senior Health Clinics @ Com. Bldg. 10:30am•Storytime @ Library 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting@Com. Bldg.	<b>24</b>  7pm•Faculty vs. Students Basketball Game @ MVHS	<b>25</b>  9:30am & 6pm •Instrumental Concert @ LES 10:30am•Storytime @ Library 7pm•Book Group. Title to be announced. Check at the Library for more information. 798-5153. 7:30pm•Zoning Board @ Com. Bldg.	<b>26</b>  MARKS CLOSE  State Testing for Grades 3–5	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>  10:30am•Storytime @ Library 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting/Work Session	<b>31</b>			

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**January 2007**  
**Volume 9, Number 1**

# POSTAL PATRON