

# The Loudon Ledger

PUBLISHED BY THE LOUDON COMMUNICATIONS COUNCIL



## March 2006 Volume 8, Issue 3

### Inside This Issue...

- 2 Town Office Hours  
Submission Policy  
2006 *Ledger* Schedule
- 3 Where to Worship in Loudon  
Proposed MVSD Budget  
New Pastor at Church of  
the Nazarene  
Rough Sledding
- 4 A Look at Loudon History
- 5 High Winds  
Police Department News  
DARE News
- 6 What's Cookin'!
- 7 The Sweetest Time of the Year!
- 8 Girl Scout and Brownie News  
Sock Success!  
MCCA Season Finale
- 9 Loudon Wildlife  
DARE Pizza Night
- 10 Cure for Cabin Fever!
- 11 LYAA  
Concord VNA News  
Boating Education Classes
- 12 Library News  
Young at Heart
- 13 Happy Hill 4-H Club  
Elementary School News  
Building Study Minutes
- 15 Selectmen's Minutes
- 22 Budget/Warrant Articles  
Public Hearing
- 23 Planning Board Minutes
- 26 Zoning Board Minutes
- 27 February Calendar of Events

### 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.*

## Preparing For Town Meeting: Updated Warrant Articles

By Debbie Kardaseski

Last month, we reviewed *preliminary* Warrant articles and the budget. Since then, the Warrant has changed slightly as petitioned articles came in and the Selectmen continued to review items. A complete Warrant and Budget is in the Town Report, which will be available on March 7. Keep in mind that Warrant articles can be changed further at Town Meeting — so make plans to attend and see democracy in action!

The first article on the Warrant is to elect officials to fill open positions. All people are running unopposed. The following names will appear on the ballot:

- Terry Hamel for *Town Clerk*
- Steve Ives for *Selectmen*
- Henry Huntington for *Planning Board*
- Thomas Dow for *Planning Board*
- Ned Lizotte for *Zoning Board*
- Thomas McCue for *Trustee of Trust Funds*

*Town Meeting — cont. on 6*



## Town Meeting 2006:

**Vote: Tuesday, March 14  
8:00 a.m.–7:00 p.m.  
FIRE STATION 2  
CLOUGH HILL ROAD**

**Town Meeting:  
Saturday, March 18  
9:00 a.m.  
SAFETY BUILDING,  
LOUDON VILLAGE**

## Lyford A. Merrow, II 1929–2006

This issue of *The Loudon Ledger* is dedicated to our friend and founding member of The Loudon Communications Council for his years of dedication to the council and to the people of Loudon. Lyford provided spotlights on numerous town employees with pictures and narration. In addition to his service to the Fire Department, he volunteered with a variety of town organizations including being an Old Home Day Parade Judge for many years. Lyford always made sure individuals who attended The Communications Council meetings were well fed bringing cookies loaded with sugar and also remembering those who shouldn't have as much sugar. All who knew him were blessed and touched by his kindness and love of life. He will be deeply missed.



### Lyford A. Merrow, II

Lyford Ambrose Merrow, II, 76, of Wyman Road, died Wednesday, February 15, 2006 of a cerebral hemorrhage at Concord Hospital. He was a member of the Loudon Fire Department for 20 years, during which time he was chief for five years, retiring in 1994. He was former board member of the Swift Water Girl Scout Council and had served as treasurer of East Congregational Church of Concord. He was a founding member of the Loudon Communications Council, which published *The Loudon Ledger*.

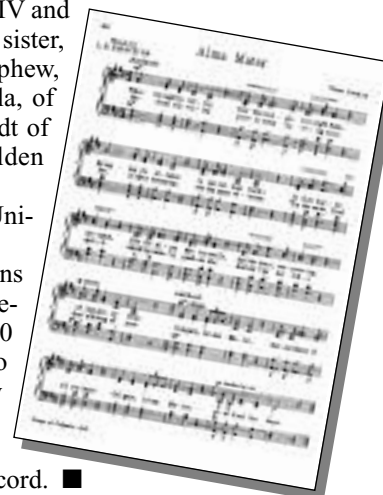
Mr. Merrow had operated a wood-chipping business in Madison and had been a realtor in Conway and Concord. At the time of his death, he was employed by Sam's Club in Concord, and he operated Wyman Farm Bed and Breakfast with his wife, Judith.

Born in Wolfeboro, May 20, 1929, he was the son of Parker and Grace Merrow of Center Ossipee, where he grew up. He attended Brewster Academy in Wolfeboro and graduated from Vermont Academy in Saxton's River, Vermont. After graduating from Colgate University, in Hamilton, N.Y., in 1952, he served in the United States Air Force with the Air Research and Development Command, retiring from the Air Force Reserve with the rank of Captain.

His family included his wife of 32 years, Judith (Wyman) of Loudon; two sons, Lyford A. (Chip) III and his wife Jane, of Loudon Ridge and Parker M. of Martha's Vineyard, Mass.; two daughters, Molly Nicholson and her husband James, of Reno, Nev., and Amy Pierson and her husband, Phillip (Lt. Col., Retired) of Fort Myers, Fla., a step-son, James E. Polley and his wife, Cynthia Barron, of Mt. Rainier, Md.; two grandsons, Lyford A. Merrow IV and Nathan P. Merrow of Loudon Ridge; a sister, Ann M. Burghardt of Sandwich; a nephew, Peter L. Burghardt and his wife, Pamela, of Wilmot; a niece, Elizabeth M. Burghardt of Ascutney, VT.; and his beloved golden retriever, Duncklee.

Services were held at the Unitarian Universalist Church in Concord.

In lieu of flowers, memorial donations may be made to the Society for the Prevention of Cruelty to Animals, 130 Washington Street, Penacook 03303; to the Society for the Protection of New Hampshire Forests, 54 Portsmouth Street, Concord or the New Hampshire Audubon Society, Silk Farm Road, Concord. ■



# 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.  
Monday–Thursday: 8 a.m.–4 p.m. • Tuesday evenings: 6 p.m.–9 p.m.

### Town Clerk

PO Box 7837 • 798-4542

Monday: 8 a.m.–2 p.m. • Tuesday: 3 p.m.–9 p.m.  
Wednesday and Thursday: 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.  
Monday–Thursday: 8 a.m.–3 p.m. • Tuesday evenings: 6 p.m.–9 p.m.

### Tax Collector

PO Box 7844 • 798-4543

Tuesday: 3 p.m.–9 p.m. • Wednesday and Thursday: 9 a.m.–4 p.m.

### Police Department

#### Emergencies: 911

PO Box 7059 • 798-5521

Monday–Friday: 8 a.m.–4:00 p.m.

### Code Enforcement

PO Box 7059 • 798-5584

Monday–Friday: 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

Tuesday & Thursday: 9 a.m.–5 p.m. (Winter Hours)

Tuesday: 9 a.m.–5 p.m. • Thursday: 11 a.m.–7 p.m. (Summer Hours)  
Saturday: 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

Monday–Friday: 7 a.m.–3:30 p.m.

### Maxfield Public Library

Librarian: Nancy Hendy • 798-5153

Monday–Wednesday: 1–9 p.m. • Thursday: 10 a.m.–9 p.m.  
Saturday: 9 a.m.–2 p.m.

### John O. Cate Memorial Van

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

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

### Blessed Hope Food Pantry of Loudon

30 Chichester Road

Open most Wednesdays from 2–3 p.m. or for emergencies.  
For more information, call Rev. Henry or Betty Frost: 783-4540

## Loudon 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 Policy

A 2–3 line, 1 column ad will cost \$10.  
A 4–5 line, 2 column ad costs \$15.

## “The Loudon Ledger” 2006 Schedule

January 2006	Ad & Copy Deadline: Fri. 12/16	Council Meeting: Mon. 12/19
February 2006	Ad & Copy Deadline: Fri. 1/20	Council Meeting: Mon. 1/23
March 2006	Ad & Copy Deadline: Fri. 2/17	Council Meeting: Mon. 2/20
April 2006	Ad & Copy Deadline: Fri. 3/17	Council Meeting: Mon. 3/20
May 2006	Ad & Copy Deadline: Fri. 4/14	Council Meeting: Mon. 4/17
June 2006	Ad & Copy Deadline: Fri. 5/19	Council Meeting: Mon. 5/22
July 2006	Ad & Copy Deadline: Fri. 6/16	Council Meeting: Mon. 6/19
August 2006	Ad & Copy Deadline: Fri. 7/14	Council Meeting: Mon. 7/17
September 2006	Ad & Copy Deadline: Fri. 8/18	Council Meeting: Mon. 8/21
October 2006	Ad & Copy Deadline: Fri. 9/15	Council Meeting: Mon. 9/18
November 2006	Ad & Copy Deadline: Fri. 10/13	Council Meeting: Mon. 10/16
December 2006	Ad & Copy Deadline: Fri. 11/17	Council Meeting: Mon. 11/20

### PLAN YOUR ADVERTISING IN ADVANCE! TO ADVERTISE, CONTACT:

**Terri Barton/783-9123 or Samantha French/783-4601**

### DISPLAY ADVERTISING RATES:

Business Card	4⅝"W x 2"H	\$35.00/issue
1/8 Page	4⅝"W x 3"H — or — 2⅜"W x 6"H	\$50.00/issue
1/4 Page	9⅜"W x 3"H — or — 4⅝"W x 6"H	\$65.00/issue
1/2 Page	9⅜"W x 6"H — or — 4⅝"W x 11¼"H	\$115.00/issue
Full Page	9⅜"W x 11¼"H	\$230.00/issue

## Purchase an advertising contract for the entire year and SAVE 10%!

**CLIP AND SAVE FOR FUTURE REFERENCE!**

## The Loudon Ledger

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

**Council Members:** *Ray Cummings, Kris Tripp, Dottie Mulkhey, Mary Ann Steele, 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:** Terri Barton — 783-9123 / [countrycomb@msn.com](mailto:countrycomb@msn.com)  
Samantha French — 783-4601 / [harvestmooner@aol.com](mailto:harvestmooner@aol.com)

# Proposed MVSD School Budget 2006–2007

The 2006–2007 proposed budget for the Merrimack Valley School District is up a total of 4.64% with 3.69% of the increase being tied to three collective bargaining unit contracts. The remainder of the budget is up less than 1%.

The first goal of the school board this year was to keep the overall budget increase as small as possible while still meeting the educational needs of the children. The second goal was to exam-

ine the need for new positions, given that it has been at least two years since any new staff positions have been added. The overall amount of increase in the budget is \$1,417,505, which includes \$199,033 for four new positions. The new positions are: a middle/high school music teacher, a ninth-grade teacher, a first-grade teacher, and a district maintenance position.

As in years past, the School Board wrestled with numerous challenges while preparing this budget. Decisions were made with care and deliberation, taking into account areas that were destined to increase because of state or federal mandates, as well as those that could be eliminated altogether without jeopardizing the quality of education we strive to provide for our students.

This year's warrant has only eight articles: two for elections, two regard-

ing acceptance of grants and contributions, one for the proposed budget, one for food service, and one for federal funds. The eighth article is to transact any other business.

A detailed report of the budget can be obtained at the Loudon Elementary School or the Town Office. The Annual School District Meeting is scheduled for Thursday, March 9, 2006 at the Merrimack Valley High School auditorium. Polls open for voting at 6:00 p.m. and the meeting begins at 7:00 p.m. ■

## Where to Worship in Loudon

### Loudon Congregational Church

Rev. David D. Randlett, III

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

Sunday Worship: 9:30 a.m. • Sunday School: 11:00 a.m.

Sunday Evenings: 5:30 p.m. • Wed. Women's Group: 7:00 p.m.

Wed. Young Men's Group: 7:00 p.m.



### Faith Community Baptist Church

334 North Village Road, Loudon, NH 03307 • 783-4522

Summer Worship: 9:30 a.m.

Winter:

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

Youth Group Sunday: 6:30 p.m.

Sept.–June Friends Program: 3rd–5th grade students. Wed. 6:30 p.m.



### First Church of the Nazarene

Rev. W. John White, Senior Pastor

33 Staniels Rd, Loudon NH 03307

Ph: 603-224-1311

phyllysh@nazarenefirstchurch.org • www.nazarenefirstchurch.org

#### Sundays:

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

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

Evening Service: 6:00 p.m.

#### Wednesdays:

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

Bible Studies: 7:00 p.m.

#### 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.



### SonLight Christian Fellowship

Pastor Thomas Friedrich

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

Mailing address:

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

pastor@sonlightchristian.org

Sunday Worship: 10:30 a.m.

First Sunday of Every Month: Discovery Series Bible Lessons



### 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.



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

## New Senior Pastor Welcomed at the First Church of the Nazarene

The First Church of the Nazarene in Loudon, NH is pleased to welcome their new Senior Pastor, Rev. W. John White, and his wife Julie. Their first Sunday will be March 5, 2006.

Rev. John White comes to us from the First Church of Nazarene in Lowell, Massachusetts where he has been serving as their Senior Pastor for the past eighteen years. He has also pastored at two different Nazarene churches in Upstate New York.

Rev. White has several degrees: B.A. in History and an M.A. in Pastoral Counseling, both from Eastern Nazarene College and a B.A. in Theology from the London School of Theology. He also has attended Asbury Theological Seminary at the Beeson Institute for Advanced Church Leadership.

At present, he is a member of the Medical Ethics Committee at Saints Memorial Medical Center in Lowell, MA and is a member and the founder of the Clergy Association for Evangelical Pastors in the greater Lowell area.

A special installation service will be held on Sunday, March 19 at 10:30 a.m. for Rev. White followed by a reception and pot luck dinner at the church. The church is located just off Rt.106 at 33 Staniels Road (same for the Red Roof Inn & Z-1 Express gas station.)

The church members would like to invite those who have been looking for a church home to join us starting on Sunday, March 5. Exciting times are ahead! ■



## Rough Sledding at Loudon Congregational Church!

Last year, Loudon Congregational Church kept its doors open on Saturday and Sunday afternoons (when our hill was snow-covered and the sledding was good) so that families could come in and use the restroom facilities and warm up with a cup of coffee or cocoa. We made many friends and enjoyed serving moms, dads and kids as they came in and out of the church building while they used our hill for sledding.

This year, however, we were unable to serve our sledding families because of our need for a new well. We have not been able to offer our restrooms or refreshments because of our lack of sufficient water, and we want to let the community know that we miss being able to minister to them in this way. Please bear with us as we go forward toward replacing our well. Even though it's been "rough sledding" this year because of lack of snow, we feel badly that we haven't been able to be there for you when there has been snow. Be sure to look for us next winter, however. We will let you know in the *Ledger* when we will be open for you. The wonderful God who owns all the water in the clouds up above also owns all the water in the ground underneath! ■



# A LOOK AT LOUDON HISTORY

By Michael Harris

## Loudon Memories: Remembering Allyn and Grace Tucker

Loudon's rich and colorful history includes many amusing and inspiring folks. Remembering Loudon residents of times gone by can enrich our lives today, and contribute to our understanding of the many aspects of life in Our Town.

I remember Allyn and Grace Tucker best for cheerfulness, energy and generosity — and for inspiring many a young fella, including me, about the joys and possibilities of prospering the old-fashioned way — by homesteading.

Back when I was full of back-to-the-land interest and idealism — but short on practical knowledge — Allyn and Grace often invited me to their cheery farm to learn skills, lend a hand with chores, and enjoy hospitality in their warm kitchen while listening to their fascinating stories. These folks lived a truly adventurous and rewarding life, and enjoyed security on a virtually self-sustaining homestead.

At various times during his long life, Allyn farmed both cows and earthworms, built cabinets and railroad cabooses, worked as a hotel porter, and a movie prop man. In their senior years, Grace and Allyn's living came mostly from the land.

For Allyn and Grace, business was the homestead goat herd and dairy operation. All the rest was exercise, food, and flower cultivation — and fun.

The Tucker's modest six-acre homestead was a rich, fertile place where nature's bounty could be found in every nook and cranny, from clover-filled pastures to the pear orchard they planted with their own hands, from outdoor pens for ducks and chickens, cultivated grape vines and blackberries being tended by a flock of geese, a blueberry patch alongside a pig pen, and Allyn's woodworking shop to Grace's fragrant and colorful flower garden — bigger than many folks' vegetable patch.

In a way, the Tucker homestead was the image of affluent subsistence economy.

Each morning at 5:45 Allyn would slip suspenders over his square shoulders, place an engineer's cap on his snowy head, and step out the back door to the dairy barn. Allyn handled the barn chores himself.

After chores, the day's enjoyment included Grace's big country breakfast,

then out to a homestead scene right out of Currier & Ives — a veritable Peaceable Kingdom.

Along a well-worn path, Allyn brought water, hay, grain, and lots of TLC to his curious, personable charges — from the ducklings he once hatched out under a homestead hen to his pigs, egg-producing poultry, and wool-producing sheep.

"There's a lot to it, don't you know," Allyn once told me. "I cut my own hay, shovel out the stalls to compost the gardens, and bring the animals water whenever they need it. Oh, I know a lot of people my age would be walking around with a cane, but there's no need of it."

Grace complemented Allyn's efforts by creating a warm and welcoming home that began with a picturebook front door country garden — complete with the couple's handmade bird baths, clusters of bird houses, garden benches, and bright blossoms beckoning everywhere along the grassy garden path. Just beyond, Grace's cutting flower garden kept company with lush lettuce heads, pole beans, and tomatoes.

Yet the Tuckers were not homebound — and they didn't shy away from adventure.

Some days, for instance, between morning and evening milking chores, Allyn and Grace would trailer their 15-foot aluminum boat into the sunrise, bound for a day of riding the ocean swells of Great Bay while deep sea fishing to stock the freezer. Allyn would row the boat out to the deep and back to shore.

"I've got a good sport there," Allyn motioned to his wife. "Whenever I say 'Let's go fishing,' she puts up a good lunch and we're ready to go. We catch flounder, cod, pollack, whatever's running." Like many Loudon residents, the Tuckers also enjoyed hornpout they caught "just up the road."

"When we get home," Allyn explained, "I clean and she filets, and everything we catch goes into the freezer. We put up our winter's supply of fish this way."

The Tucker's winter freezers were also filled each year with one goat, one pig, some chickens fattened with excess goat milk, and generous stores of homemade breads, home-grown

## Mystery Article for March

There are no new mysteries for this month! I need to hear from you if you have photographs that would be of interest to others in town. It doesn't have to be a home, it could be any structure or item that has a great story to go with it. If you feel that your area of Loudon has not been represented in this section, dig up some photos and give me a call at 783-0227 or contact me by e-mail at [jaelmasse@comcast.net](mailto:jaelmasse@comcast.net). I look forward to hearing from you! ■

berries, and butter made right on the homestead. Nearby the basement freezers was a cool earthen root cellar filled with carrots, beets, and potatoes for the winter food supply, all enclosed with sturdy wire — "to keep out the raccoons," Allyn once explained.

"We generally put at least one raccoon in the freezer each year," said Allyn. "I sell the hide too. We go to the store once a month," he added wryly, "so she can buy something to cook with."

The security of their own subsistence economy kept the Tuckers insulated from the harsh fate of many seniors who struggle along on fixed incomes. Their homestead provided a sense of independence, and a never-ending source of healthful exercise, entertainment, and the satisfaction of worthwhile accomplishment.

As Allyn once recalled in remembering America's Great Depression: In both good and bad economic times, the earth and its creatures keep producing sustenance.

Aside from homesteading and fishing, the Tuckers enjoyed productive hobbies, too. Allyn earned a bit of hard currency designing and building sturdy and serviceable carts, car trailers, and furniture, and Grace put her home's greenhouse to good use by raising everything from broadleafed tropical plants to cacti and African violets, and of course, her flower and vegetable seedlings for her gardens as well.

From milk and meat for the Tuckers to food supplies for their dooryard customers, the goat herd provided the Tuckers with both healthful food and income — and fun. On Sunday afternoons, the Tuckers were known to ride around their neighborhood in a cart handmade by Allyn and pulled by one of the Tuckers' big buck goats.

And then there was the goat manure. Pointing to the rich black soil in his gardens and pastures Allyn said: "I put it on everything. That's what makes things grow."

Allyn and Grace Tucker were cheerful and generous sort of folks who were always willing to share their knowledge and insights with anyone who cared to learn.

They often shared their recreation too, including a game of pool at the regulation pool table Allyn kept in the loft over the goat barn. "I've got plenty of work to do," Allyn once observed, "but

I can always take a bit of time off for a little fun."

Allyn's personal pool cue was a brass-handled walking stick — and defense baton.

"Couldn't that give someone an awful whack," Allyn once observed, slapping the brass ball into his sturdy palm — and in his strong hands, you knew it was true.

"We can't afford to buy all of this," Allyn once told me with a blue-eyed wink and a smile, "but if you make them yourself, you can have lots of things." He nodded with appreciation to Grace, who added: "It's a simple life, but we enjoy it."

The couple's thirty-plus year love affair with dairy goats started when Allyn was diagnosed with a stomach ulcer. "The doctor told me I had to have it operated on, but someone else told me that drinking goats' milk would help it," Allyn recalled. "Well, I started in drinking right away, and a year and a half later, they took another picture of my stomach, and there was no ulcer at all."

I recall that Allyn lived a full and active life for all of his 99 years, and Grace lived just as richly and nearly as long. They were so kind to share many lessons learned.

"Life is the way people make it," the man who once worked on a movie set with the 1920s film star Lillian Gish told me. "Of course, you have to work hard to make it." A simple enough rule to live by.

Thank you Allyn.

At the time, I met the Tuckers, I was just in the process of clearing and preparing my own homestead, with dreams of self-sufficiency dancing in my head. Grace knew this, and was determined to "get me started" with seeds, perennials, and other plants from her large and lush flower garden.

"Here, take these and plant them," Grace would say, bare-handing me a clump of soil-coated roots. I chose a spot, and did as I was told. Soon my coarse landscape began sprouting many cheerful flowers — including Grace's gift of tall phlox, which since has spread to several areas of my land, and attracts many seasonal hummingbird visitors to this day.

Thank you, Grace. ■

*Michael Harris is a longtime Loudon resident.*

**Do you have a wonderful story of Loudon history you'd like to share? Please send it along to the Communications Council for consideration. Thanks!**



# High Winds Leave Many Without Power

## Office of Emergency Management

**Sigrid Little, Director:**

PO Box 7837, 29 South Village Rd., Loudon, NH 03307-7837

Phone: 798-4541. Fax: 798-4546. Cell: 491-3719

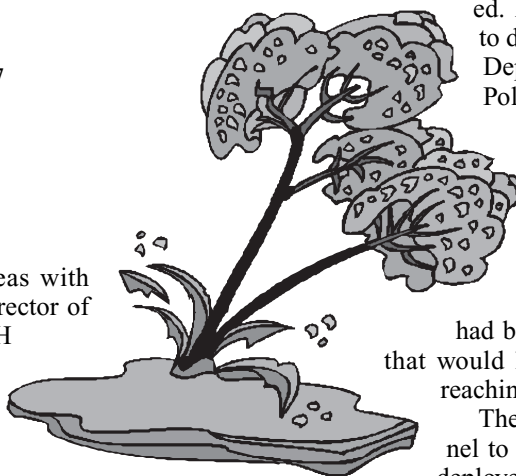
[norkesiri@comcast.net](mailto:norkesiri@comcast.net)

**Greg Wells, Asst. Director**

Cell: 783-1022

## February 19, 2006

High winds and cold weather last week-end left many areas with downed trees, electrical lines, and no power. The town's Director of Emergency Management, in conjunction with the State of NH Emergency Operations Center, and Loudon Fire Department opened an Emergency Operations Center in the Fire Station on Cooper St. All first-response agencies in town were represent-



ed. Personnel, information and resources were coordinated to determine the impact of the high winds and cold weather. Deputy Fire Chief, Rick Wright, Road Agent Dave Rice, Police Officer Bob Ackerstrom and Emergency Management Director Sigrid Little were in constant contact with the State EOC, Capital Area Dispatch, PSNH, and their personnel throughout the incident.

Saturday morning, the Emergency Operations Center was informed that PSNH had called in 140 extra crews to deal with all the downed lines in their areas. Dave Rice and his people from our Road Crew had been busy clearing the roads of downed trees and debris that would hamper emergency vehicles and public service from reaching the town's residents.

The Deputy Fire Chief toned a call for all available personnel to report to the Fire Station, where they were briefed and deployed to each area of town to assess hazards, and to visit

many homes to check the welfare of the occupants. Residents were encouraged to check on the safety of their neighbors as well. By early Saturday afternoon, Emergency Management had identified the residents who would potentially take advantage of the Red Cross Shelter in the area.

Deputy Fire Chief, Rick Wright wants to remind people that space heaters can dangerously rob your living space of vital oxygen. Also, please assume that any power lines are live. Electricity can radiate out more than 20 feet from power lines. Downed wires are never safe: If a line is down on your house or your car, stay put and call or wait for help. Don't forget to take care of your friends and neighbors in need. Rick and Sigrid would also like to invite you to please call the Fire Dept. if there is a prolonged power outage and you are without heat, water or in need of shelter.

The Emergency Management Director will work with the other three agencies in our town to open an Operations Center in conjunction with the NH Bureau of Emergency Management anytime there is a prolonged natural or man-made incident requiring a coordination of agencies.

All those involved this week-end would like to express their appreciation to all the people in town who provided updates and whose expressed thanks buoyed tired spirits through some very long hours. We'd also like to thank the Fire Department, Road Crew, and Police Department for their professionalism and quick response this week-end.

Don't forget to take care of your friends and neighbors in need.

And last but not least, thank you to Brookside Pizza for always being there to make sure that our dedicated emergency responders don't go hungry. Our warmest thanks to Mike and Jen. ■



## Loudon Police Department News

*By Robert N. Fiske, Chief of Police*

The police department is actively involved in different areas of community service. Currently we are working on the upcoming D.A.R.E. Pizza Night which will be held on March 20th starting at 5:00 p.m. at the Loudon Safety Building (see D.A.R.E. news for more on this). We are also starting to organize for the annual Bicycle Safety Class which will be held in April. Look for more information in the next issue of the Ledger.

In addition to these projects, we are actively involved in sponsoring Loudon Boy Scout Troop #30 through the Loudon Police Association. The troop is re-organizing and the department looks forward to participating in activities with these boys.

A reminder that effective January 1st, 2006, new laws were enacted. R.S.A. 265:144 requires anyone under the age of 16 to wear protective gear while riding a bicycle upon a public way. Failure to comply is a violation with a fine of \$35.00 for each occurrence. Again, we sponsor a bicycle safety class in conjunction with the Loudon Recreation Committee and provide free bicycle helmets. Please stop by the police station if you need a helmet. R.S.A. 259:123-a prohibits the operation of pocket bikes on public ways.

We would like to welcome back Robert Krieger to our department. Bob Krieger will return to our department as a Lieutenant. Dave Girard has resigned to go to Bow Police Department. Best wishes to both officers!

Currently, our web page ([www.loudonpolice.com](http://www.loudonpolice.com)) is under construction. Mike Crowell (who used to work for us full-time before heading off in different direction of opportunity) is graciously donating his time as web master. Thanks, Mike!

As always, if you have any comments or suggestions, please do not hesitate to contact me at 798-5521 or via e-mail at [loudonpd@totalnetnh.net](mailto:loudonpd@totalnetnh.net) or [rfiske@totalnetnh.net](mailto:rfiske@totalnetnh.net). ■

## DARE NEWS

*By Barrett J. Moulton, D.A.R.E. Officer*

As of this date, the D.A.R.E. program is in the fifth week of the program and almost halfway through the lessons. So far the students have learned about the harmful effects of alcohol, tobacco, and marijuana. They have also been given advice (tools) to use to avoid being in a situation where the drugs may be used and offered to them. Once again, I have seen the students show great interest in the program by asking questions and hearing what they now think about the drugs.

Letters will soon be sent home with the students to update the parents on dates and times of certain events the D.A.R.E. program will be offering. One event the D.A.R.E. program will be offering is a night at the Manchester Monarchs hockey game. This will be offered to the fifth grade students at no cost to the student. The date and time is March 18, 2006 at 4 p.m. A letter will go home with the students with detailed information.

Once again we will be holding our annual D.A.R.E. pizza night on March 20, 2006 at the Loudon Safety Building. Dinner will be served from 5:00-6:30 p.m. and includes a slice of pizza, salad, dessert and beverage. The raffle will immediately follow. This is our major fundraiser that supports the program and we hope to see a good turn out of people.

I encourage all parents to continue to talk with their children about the dangers of drugs and dangerous situations, and keep open communication with them. If you have any questions about the D.A.R.E. program, please feel free to contact myself or your student's teacher. ■



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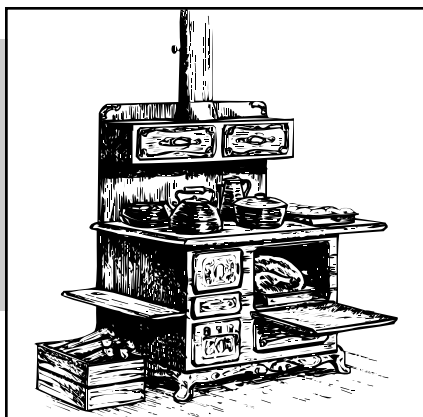
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**Travis Woods**



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

This month: Maple Recipes

March marks the beginning — and end — of maple season. Loudon is particularly fortunate to have many maple sugar operations. Maple weekend is March 25–26. If you've never seen where real maple syrup comes from, plan on taking the time to visit a local sap house and watch it in operation. And plan on taking home some "liquid gold."

**NEXT MONTH:** Next month (April) we would like you to share your family's Easter traditional foods. Ham is usually a staple, but there are many different glazes to dress it up. Do you have a special bread you make each year? You may email your recipes directly to the *Ledger*: [debbie@debbiekgraphics.com](mailto:debbie@debbiekgraphics.com), or mail them to PO Box 7871, Loudon, NH 03307. We look forward to hearing from all of Loudon's great cooks.

**WANTED: Someone who loves to cook! (Or someone who loves to eat!) The Communications Council needs someone to coordinate this page each month.**

Both of the following recipes are from *New Hampshire — From Farm to Kitchen* by Helen Brody

### MAPLE SYRUP DUMPLINGS

Makes 8–12 dumplings depending on spoon size

2 cups maple syrup	2 cups water
2 cups flour	4 teaspoons baking powder
1/4 teaspoon salt	4 tablespoons butter
1 cup milk	1 egg

Put the syrup and water in a large saucepan and bring to a boil. Reduce heat. In a separate bowl, whisk together the flour, baking powder, and salt. Blend the butter into the flour mixture and add the milk and egg. While the sugar syrup is at a low boil, drop teaspoons of the batter into the hot syrup and cover the pot. The dumplings will more than double in size and stick together.

Cook for 20 minutes and remove to a platter with a large spatula or spoon. Separate them before serving and add a little of the cooking sauce on top.

### MAPLE MILKSHAKE

1/4 cup maple syrup
1 scoop vanilla ice cream
1 cup milk

Mix all ingredients together in a blender or food processor and serve immediately.

#### Town Meeting — cont. from page 1

- Sandra Blanchard for *Library Trustee*

Article 2 also appears on the ballot and consists of the proposed zoning changes that were reviewed in the last issue of *The Loudon Ledger*.

Articles 3 through 15 will all be voted on at Town Meeting on Saturday, March 18. Most will be voted on with a show of hands; however, some items may be voted on by ballot if requested by members of the legislative body (that's you, folks!).

#### ARTICLE #3:

To see if the Town will vote to raise and appropriate the sum of \$117,660 for the purpose of purchasing and equipping a truck with sander body, plow, and wing with funds to be withdrawn from the Highway Department Capital Reserve Fund. *This article will not affect the tax rate. The Selectmen recommend this article.*

#### ARTICLE #4:

To see if the Town will vote to raise and appropriate the sum of \$52,000 for the purpose of purchasing a packer trailer for the Transfer Station with funds to be withdrawn from the Transfer Station Maintenance Capital Reserve Fund. *This article will not affect the tax rate. The Selectmen recommend this article.*

#### ARTICLE #5:

To see if the Town will vote to raise and appropriate the sum of \$170,000 to repair the existing bridge abutment of the bridge on Village Road at the Soucook River Dam and to construct a

new 31 foot concrete training wall from the existing bridge abutment to a point 10 feet beyond the dam and to construct 12 feet of new dam in the area of the existing breach. \$100,000 to be withdrawn from the Bridge Capital Reserve Fund and \$70,000 to be raised by taxes. *This article will affect the tax rate by 17 cents per \$1,000 value. The Selectmen recommend this article.*

#### ARTICLE #6:

To see if the Town will vote to raise and appropriate the sum of \$48,000 for the purpose of initiating a non-aerial spraying Mosquito Control Program within the Town of Loudon by treating the breeding habitat of those species of Mosquitoes known to transmit Eastern Equine Encephalitis and West Nile Virus. *This article will affect the tax rate by 12 cents per \$1,000 value. The Selectmen recommend this article.*

#### ARTICLE #7:

To see if the Town will vote to adopt the provisions of RSA 41:14-a to give the Board of Selectmen authority to acquire or sell land, buildings, or both; provided they shall first submit any such proposed acquisition or sale to the Planning Board and to the Conservation Commission for review and recommendation by those bodies. If adopted, the provisions shall remain in effect until specifically rescinded by the Town at any duly warned meeting. *The Selectmen recommend this article.*

#### ARTICLE #8:

To see if the Town will vote to change the purpose of the existing Town Office Building Capital Reserve Fund, established by the March 2004

Town Meeting and to allow the appropriations deposited in said fund to be used for land acquisition and/or future construction of a Town Office Building and to further name the Board of Selectmen as agents to expend from this fund. This article is contingent on passing of the previous warrant article. *The Selectmen recommend this article. (2/3 vote required.)*

#### ARTICLE #9:

To see if the Town will vote to raise and appropriate the sum of \$250,000 to acquire land for the future construction of a town office building and authorize the use of the June 30, 2006 Unreserved Fund Balance in that amount for this purpose. *(By Petition) The Selectmen do not recommend this article by a two to one vote.*

#### ARTICLE #10:

To see if the Town will vote to raise and appropriate the sum of \$300,000.00 for the purpose of reclaiming, repairing, and paving Clough Pond Road from Route 106 to Berry Road, and resurfacing Clough Pond Road from Berry Road to the Town line. And to reclaim, repair, and repave Old Shaker Road from Clough Pond Road to Shaker Road. \$130,000 to be withdrawn from the Road Improvement Capital Reserve Fund and the balance to be raised from taxes. *This article will affect the tax rate by 42 cents per \$1,000 value. The Selectmen recommend this article.*

#### ARTICLE #11:

To see if the Town will vote to raise and appropriate the sum of \$59,500 for the purpose of removing and replacing

the insulation over the bay area of the Fire Department side of the Loudon Safety Building. *This article will affect the tax rate by 15 cents per \$1,000 value. The Selectmen recommend this article.*

#### ARTICLE #12:

To see if the Town will vote to raise and appropriate the sum of \$18,000 to build an 18x30 foot garage for the J.O. Cate Van. Said garage will be placed on Town property located at the Transfer Station. The building will be constructed of wood, metal roof, and a heating system. *This article will affect the tax rate by 4 cents per \$1,000 value. The Selectmen recommend this article. (Majority vote required.)*

#### ARTICLE #13:

To see if the Town will vote to raise and appropriate the sum of \$222,800 for the purchase of fire apparatus (tanker truck) with funds to be withdrawn from the Fire Department Capital Reserve Fund and to appoint the Selectmen as agents to carry said purpose into effect. *This article will not affect the tax rate. The Selectmen recommend this article.*

#### ARTICLE #14:

To raise and appropriate such sum of money as may be necessary to defray Town charges for the ensuing year and make appropriations of the same. This article does not include any of the previous warrant articles.

#### ARTICLE #15:

To transact any other business that may legally come before said meeting.

# The Sweetest Time of Year!

## Maple Weekend March 25–26

### Native American Legend

By Terri Barton

One day in early spring, an Indian chief came home from hunting and stuck his tomahawk in one of the trees outside his home, as he did every night. This, of course, happened to be a maple.

The next morning the chief took his tomahawk from the tree as he left to hunt. As he pulled the tomahawk from the tree, he noticed a fluid flowing from the gash, down the tree and put a bowl at the base to collect the fluid. As the warm spring sun shone on the maple tree, the sap began to run out of the gash, down the trunk, and dripped into the bowl. That evening as the chief's daughter began to prepare dinner, she began off to the creek to fetch water. Noticing the bowl full of what looked like water. This would be much faster than walking to the creek, so she picked up the bowl and proceeded with dinner. As dinner boiled, the "water" boiled away, and when dinner was done, the "water," which was really maple sap, had boiled down to the first maple syrup. With a little experimenting, the chief and his daughter discovered how and when to make this new all natural sweetener. Maple syrup was born, and has become an important part of our diets. ■

### Did You Know...?

Maple syrup produced in a "sugar house" is 100% pure maple syrup. If you check the "maple syrup" that is purchased in a grocery store, check the label. The companies have to tell you just how much maple syrup is in their product. Most grocery maple syrup has less than 4% actual maple syrup as an ingredient, the majority being made up of other sugars and ingredients. Take a look... ■

### Maple Syrup Production

Understanding how maple sap is formed required some knowledge about tree physiology. In the later summer and fall, maple trees virtually stop growing and begin storing excess starches throughout the sapwood. This excess starch remains in storage as long as the wood remains colder than about 40 degrees F. Whenever wood temperatures reach around 40 degrees F, enzymes in the ray cells change the starches to sugars, largely sucrose. This sugar then passes into the tree sap.

As the temperature increases to about 45 degrees F, the enzymes stop functioning and sugar is no longer produced. In March and April, the sugar changes back to starch — except during periods of flow.

Rising temperatures creates pressure inside trees, causing sap to flow. When a hole is bored into a tree, wood fibers that are water/sap carrying vessels are severed, so sap drips out of the tree.

A tree should be at least 31 inches in circumference to be tapped. Other taps may be used depending on additional tree size. First you must drill a hole using a 7/16 drill bit at a height approximately 4 ft. high and two inches deep. Tap the spout in so that it is tight and cannot be pulled out by hand. Next, hang your bucket on the spout. Most producers use tubes to gather the sap into a central tub. Be sure to cover the bucket or tub to keep out rain, snow and foreign material.

To boil the sap, use a hobby-sized evaporator. As you begin to boil the sap, keep adding more sap to be sure it does not become stuck on the bottom of the pan. Keep the sap at least 1-1/2 inches deep in the pan or it may burn. It takes a lot of boiling to evaporate the water out of the sap.

Sap becomes finished maple syrup when it reaches 66–67% sugar content and 7.1 degrees F above the temperature of boiling water. Concentrations below 66% can sour over time. If the syrup is boiled above the 67% density of syrup, sugar crystals can form in the bottom of storage containers.

When the syrup has reached the correct density and temperature, filter it to remove "sugar sand" before you hot-pack it in containers. Filter the syrup while it is still hot. This should be heated to 180 degrees F (almost boiling) before it is poured into containers for final storage. Fill them full so that very little air will be in the jar. Lay them sideways while cooling for a better seal.

You may want to visit a commercial maple producer to pick up tips on how to make syrup. Many producers hold open houses during the spring and will welcome your questions. New Hampshire's Maple Weekend is March 25–26. Come out for a visit, you'll be glad you did. ■

### MAPLE FACTS

#### Did you know...

- The sugaring (sapping) season is 8–10 weeks long
- Warm, sunny days (40° or better) and frosty nights (below 32°) are necessary for the sap to flow
- Maple trees are usually 30 years old and 12" in diameter before being tapped
- Each tap yields 10 gallons average of sap per season, yielding about 1 quart of syrup
- Only about 10% of the sap of any tree is collected each year
- It takes 40–50 gallons of sap to produce one gallon of syrup
- Tapping does no permanent damage to the tree
- The season for maple is usually late February to early April

### MAPLE SYRUP USES

- A natural sweetener
- As a topping on ice cream or cereal
- With milk for a maple shake
- To glaze ham while baking
- To sweeten coffee or tea
- To flavor cooked carrots
- For delicious baked beans
- In center of baked apple or acorn squash
- As a substitute for sugar in many recipes
- Cook syrup to "hardball" stage and pour on top of snow for "sugar-on-snow"



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## Girl Scout and Brownie News

### Loudon Girl Scouts – The Cookies are coming!!

By Michelle Drago

That's right! On Saturday, March 11, Girl Scout cookies will be delivered in Loudon! After delivery to the fire station, each troop will take their cases and distribute them to the girls. If you ordered cookies, you should receive them the week of March 13th. If you haven't, be on the look-out for cookie booths along Rt. 106 in Loudon on Saturday mornings through April, or you may call Michelle Drago at 783-4685.

All six Loudon troops participated in our first ever "Sock Drive," put together by Samantha French. Loudon Elementary was a huge part of our success as they photo copied and delivered our announcement to all students (thank you, Mr. Laliberte!) and donations poured in to the school. We also were able to put out a basket for donations at the Maxfield Public Library — thank you! Our donations for the homeless shelter were nothing short of amazing and the Girl Scouts would like to thank everyone who contributed.

### TROOP TID-BITS

#### Loudon Girl Scout Junior Troop #361

Samantha French & Barbara Parent

We have just finished up two big badge projects: "Cookies Count" and "World Neighbors." We celebrated Valentine's Day with a big Thinking Day party where we all learned about different countries and tasted that country's food. The whole troop really enjoyed this project. In March, Troop 361 is headed to Bead It in Concord to learn about different types of jewelry and how they are made. Then the girls will make their own necklace or bracelet. At the end of March we are headed up to Steele Hill Resort for swimming and lots of fun in their freeform pool with a waterslide!

#### Loudon Girl Scout Brownie Troop #45

Michele Holbrook & Linda Elkins

Brownie Troop 45 recently participated in the Girl Scout World Thinking Day event in Henniker. The girls had fun learning about scouts in other countries, purchased crafts and food samples from the many booths, and enjoyed lunch there before heading home. We are currently working on two Try-its, "Art to Wear" and "Cookies Count." At the end of February, provided there is snow, the girls will enjoy an afternoon of sledding and hot chocolate to start off their school vacation. And as always, at every meeting, the troop continues to bring in unused greeting cards to send to the troops overseas and toiletry items for a local family shelter in Concord.



#### Loudon Girl Scout Brownie Troop #300

Amanda Masse & Michele Paquette

In February, the girls of Loudon Girl Scout Brownie Troop #300 attended the World Thinking Day celebration held in Henniker. The girls learned about Girl Scouts and Girl Guides from around the world. We tasted different foods, made craft projects and watched other troops perform games or ceremonies from other countries; it was a fun learning event. The girls finished the "Cookies Count" Try-it and completed the requirements for the cookie sale pins as well. Our troop set a goal to sell 50 boxes of cookies each and we met and exceeded our goal by selling 128 cases of cookies!! The troop has just finished up the "Eat Right Stay Healthy" Try-it. The girls had fun trying new fruits and making fruit parfaits with yogurt. We discussed the new food pyramid which now includes physical activity and the importance of eating right to stay healthy. The girls looked at food labels and we talked about the ingredients in food and what to look for on labels. Our troop participated in the town-wide community service project collecting socks and toiletries for a homeless shelter in Concord. The girls collected a large box and we are happy that these items will go to those in need. We have just started the "Playing Around The World" Try-it and will be working on other Try-its in coordination with World Thinking Day. We made Valentine cards for teachers and custodians in the school who allow us to use their rooms for our meetings. We held a Valentine party and had fun making Valentine crafts. The troop looks forward to our trip to the Christa McAuliffe Planetarium in Concord in March for our "Space Explorer" Try-it. ■

### SOCK SUCCESS!!!

From Monday, January 31 to Friday, February 17th the Loudon Girl Scouts collected socks and travel size health care products for a local homeless shelter.

With the help of the students and staff of Loudon Elementary School, Maxfield Public Library, and the citizens of Loudon, the Girl Scouts collected 432 pair of socks and 589 travel size health care products.

BIG THANKS go out to LES, Maxfield Public Library, and everyone in town who donated to help such a great cause!!!

THANK YOU for your help in our community service project!!!!

Loudon Girl Scout Troops: 361, 300, 45, 2651, 955, 2641 ■



### MCCA — Season Finale!

By Kris Tripp

#### Second Annual Jamboree

The cheerleading squads from the Merrimack County Cheerleaders Association will gather for one final burst of spirit on March 19th at the Merrimack Valley Middle School gym for our second annual jamboree. Each squad will perform for an audience of friends and family. Awards will also be issued. A small admission fee for adults will be charged, children under 12 are free. Proceeds from our jamboree will go to the 7/8th grade squad for next year's expenses. The booster club for the Varsity MVHS squad will be selling refreshments. Proceeds from all refreshment sales will go directly to the Merrimack Valley School Cheerleaders. We are hoping to also see the JV and Varsity girls perform.



#### Terrific Teens!

I would like to thank Nicole Morin and Carly Lemire for their help this year with our cheerleading program in Loudon. Both of these fine young ladies donated their time to teach cheers, tumbling and spirit to elementary school age children. Way to go girls!

#### New Spirit Director Bridget Paquette!

As the leaves change next fall, so will the director of the Loudon MCCA cheerleading program! I am proud to announce that my successor will be Bridget Paquette. Bridget will bring new ideas, cheers and success to our wonderful program. She jumped right into the program this year and helped out with our Kindergarten squad of athletes. Welcome aboard, Bridget!

#### Capital City Tournament & Pembroke Tournament

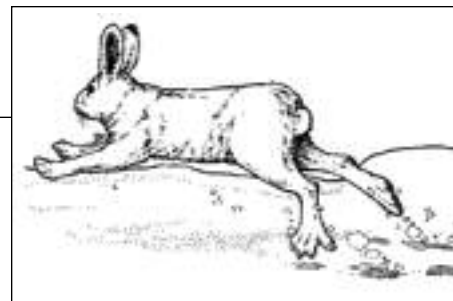
Though our younger girls were not able to compete, the 5/6 and 7/8 grade spirit squads both attended the Capital City Tournament on February 5th. The girls did a fabulous job at this tournament. Both squads plan on competing in the Pembroke March tournament. Good luck, Cheerleaders!

If you have questions about the cheerleading program or would like to volunteer in Loudon, please contact Kris Tripp. She can be reached at 783-0448 or E-mail: [tripp.kris@comcast.net](mailto:tripp.kris@comcast.net). ■



# Loudon Wildlife

By Kris Tripp



On occasion, I have been lucky enough to see the incredible speed and agility of the Snowshoe hare. Snowshoe hare are found throughout New England, across Canada, and south to the Appalachian and Rocky Mountains. In New Hampshire they are most abundant in the northern three counties (Coos, Grafton, and Carroll). I usually see the Snowshoe hare running down our road at dusk. They are active year-round, mostly at dawn, dusk or at night.

The ideal home for a Snowshoe hare is a spruce-fir forest with dense cover. Snowshoe hare also occupy old fields populated with pine juniper and hardwoods. They love to live around large rocks or under tree roots, hollow logs or fallen trees. They avoid open areas where predators may see them. They are stalked by many predators like coyotes, foxes, weasels, owls, and larger hawks. The bobcat's favorite meal is the snowshoe hare!

Breeding from March to August, the hare produces up to four litters per year! Young hare are known as "leverets," and the average litter size is three leverets per litter. *Unlike rabbits,*

*hare are born fully-furred, with eyes open.* They begin hopping at one day old!

In summer hare eat clover, grass, dandelions, berries, and ferns. They shift to twigs, buds, tender bark of shrubs and trees, and stems of bushes and saplings in the winter. The Snowshoe also changes its coat two times a year. They wear a thin brown summer coat in the summer and a heavy, fluffy white coat in the winter. These different colored coats help the hare blend in with their environment. The summer brown coat with black on the top of the tail and ear tips helps the hare blend in well with summer twigs and leaves. In the fall, the new winter white coat comes in. The white coat starts with the ears and feet and then spreads to the rest of the body. The complete color transformation from brown to white takes approximately 10 weeks.

So how can you tell if you are looking at a rabbit or a hare? A snowshoe hare looks like a rabbit at first glance, but in general hares have longer ears, very large hind feet, and longer legs made for jumping. The snowshoe hare

is slightly larger than the cottontail rabbit, but smaller than the black-tailed jackrabbit, measuring 15–10 inches long and weighing only 2–4 pounds. Telescoping ears helps the hare gather sounds from many directions, giving it a keen sense of hearing. Large hind feet help it stand up and reach branches to feed on. It has a sensitive nose and whiskers, which helps it smell or sense danger in the air. Its teeth are very strong, made for gnawing on tree bark.

**Snowshoe Tracks:** Look for Snowshoe hare tracks in the snow! You can find out where they live or where they've been by following them. Snowshoes get their name from the shape of their back feet, which look like snowshoes and help the hare stay on top of the snow. You can't miss the large track prints from these unique feet with the dense fur pads. The fur pads keep their feet insulated and warm. If you want to start tracking the Snowshoe, always remember that the hind foot print is in front of the front foot print. (Think about how a hare moves along and


you'll understand why.) If you find a print and follow it, you may find out where the hare lives.

For more information on the Snowshoe hare, visit these wonderful websites: <http://www.dnr.state.wi.us/org/caer/ce/eeek/critter/mammal/hare.htm>, [http://www.wildlife.state.nh.us/Wildlife/Wildlife\\_profiles/profile\\_snowshoe\\_hare.htm](http://www.wildlife.state.nh.us/Wildlife/Wildlife_profiles/profile_snowshoe_hare.htm)

*Facts for this article were obtained from the following: New Hampshire Department of Fish and Game and EEK – Environmental Education for Kids website listed above.*

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

Black



## 2006 DARE PIZZA NIGHT

**WHEN:** MARCH 20, 2006

**WHERE:** LOUDON SAFETY BUILDING



**TIME:** Dinner served 5 -6:30 p.m.  
(includes Pizza, salad, dessert & beverage)

**RAFFLE IMMEDIATELY FOLLOWING DINNER**

**COST:** \$3.00 Dinner Ticket

Raffle tickets 3/\$1.00 or 20/\$5.00

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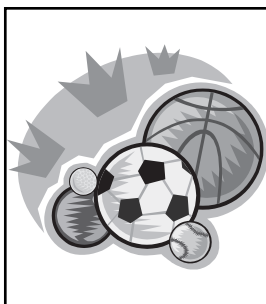
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# Loudon Youth Athletic Association

By Kris Tripp



## Loudon Baseball

Little League Baseball time is finally here! Sign ups for baseball started in February and continue with the following March sign-up dates:

- **Monday, March 6** – Maxfield Public Library 6–8PM
- **Saturday, March 11** – Brookside Pizza 10:30–1:30PM

Applications can be downloaded from our town website: [www.loudonnh.org](http://www.loudonnh.org). Please also note the following important dates:

- **Wednesday, March 29** – Baseball Coaches Meeting. 6:30 p.m. @ Maxfield Library
- **Saturday April 1:** Baseball Tryouts Boys Majors. 9:00–10:30 a.m. @ Landry Fields
- **Saturday April 1:** Baseball Tryouts Boys Minors. 10:30 a.m.–12:00 p.m. @ Landry Fields
- **Saturday April 8:** Girls Softball Tryouts. 3:00–4:30 p.m. @ Landry Fields
- **Saturday April 8:** Field Maintenance, 9:00 a.m.–1:00 p.m. @ Landry and Rec. Fields
- **Saturday April 15:** Baseball Tryouts Babe Ruth. Time TBA @ Recreation Field
- **Saturday April 29:** Opening Day for Baseball & Softball. 9:00 a.m. @ Landry Fields

**Volunteers: We need you!** We are still looking for volunteers to participate in the baseball program. For more information about the baseball board and volunteer efforts, please contact the L.Y.A.A. Baseball Commissioner, David Meeken: phone: 798-5266 or e-mail: [dkameek@comcast.net](mailto:dkameek@comcast.net)

## Major League Soccer Camps Comes to Loudon!

The Loudon Recreation Committee and the L.Y.A.A. have teamed up to bring soccer enthusiast a fabulous soccer camp this summer! The youth camp is open to all skill levels ages 6–12. The camp will be held the week of July 31st. Major League Soccer Camp offers an exciting soccer experience that allows youth players to learn new skills while gaining a sense of personal accomplishment in a winning environment. The coaching staff consists of male and female licensed and certified instructors who possess both expertise in soccer and rigorous training in education and practical field application. Registration and location information will soon be available.

## New Soccer Fields

Coming soon! The L.Y.A.A. has also teamed up the Merrimack Valley School District to provide addition soccer fields in Loudon. The fields will be built in back of the Loudon Elementary school. A committee of volunteers has been formed to coordinate activities regarding the Loudon elementary school fields. Anyone interested in participating or helping can contact Rick Latham at [thelathams@comcast.net](mailto:thelathams@comcast.net).

## Annual Meeting Results

The L.Y.A.A. recently had their annual meeting on January 23rd. The results are as follows:

Mike O'Brien — *President*, 1-year term  
 Stacey Nault-Bastian — *V.P.*, 2-year term  
 Norma O'Brien — *Treasurer*, 2-year term  
 Allan Rattee — *Soccer Commissioner*, 2-year term

The L.Y.A.A. meets on the **fourth Tuesday of every month** at the Maxfield Public Library. Our March meeting is scheduled for Tuesday, March 27th at 7:00. We hope to see you there! ■



# Concord Regional Visiting Nurse Association

## Senior Health Clinics

Concord Regional Visiting Nurse Association is offering a Senior Health Clinics on Tuesday, March 28 from 9:00 a.m. to 12 Noon at the Loudon Community Center. All Senior Health Clinic services are \$10. Blood pressure checks are free. To make an appointment or for more information call Concord Regional Visiting Nurse Association's Senior Health Program at 224-4093 or 800-924-8620, extension 4830. If you need a ride, please call 798-5203.

## Monthly Walk-In Immunization Clinics

The March walk-in Immunization Clinics will be held on the following dates:

Monday, March 6, 2006 1:00 P.M.–3:00 P.M.  
 Tuesday, March 21, 2006 2:30 P.M.–4:30 P.M.

Immunization Clinics are held at the Downtown Health Clinic at St. Paul's Episcopal Church Outreach Center, 21 Centre Street, Concord. A fee of \$5.00 is requested per child (under 18). Adult vaccination costs vary by the cost of the individual vaccines. Children must be accompanied by a parent or guardian. Please bring an immunization record with you. For more information call Concord Regional Visiting Nurse Association Community Health Services at 224-4093 or 800-924-8620, extension 4830.

## Monthly Walk-In Blood Pressure Clinic

A free blood pressure clinic is offered on Wednesday, March 1 from 10:00 a.m. until Noon at the Hannaford's Pharmacy on Ft. Eddy Rd. in Concord.

Concord Regional Visiting Nurse Association offers blood pressure screenings in the areas that it serves. Blood pressure screenings are a good way for individuals to track their blood pressure for upcoming visits to their physician. Blood pressure screenings are free of charge. For more information call Concord Regional Visiting Nurse Association at 224-4093 or 800-924-8620.

## Cancelled Support Group

The Grief Support Group for Children, scheduled for March 9 through April 13, 2006 by Concord Regional VNA, has been cancelled. This support group was mentioned in a news release back in January. For further information, contact Laurie Brooks at 224-4093, ext. 2826 or [laurie.brooks@crvna.org](mailto:laurie.brooks@crvna.org). ■

## Boating Education Class Schedule

The NH Bureau of Marine Patrol 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 available, Pre-registration is required. Call 267-7256 or (888) 254-2125 (Monday through Friday 8:15 AM–4:15 PM) or visit our web site for more information ([www.nhboatingeducation.com](http://www.nhboatingeducation.com)). Seating is still available in the following courses.

### ONE FULL-DAY SESSION (Saturday)

03/04/06	9:00 AM–4:30 PM	St. Joseph Hospital, Nashua
03/18/06	9:00 AM–4:30 PM	Ossipee Town Hall Bldg., Ossipee
03/18/06	9:00 AM–4:30 PM	Windham Fire Department, Windham
03/25/06	9:00 AM–4:30 PM	Rochester Community Center, Rochester
03/25/06	9:00 AM–4:30 PM	Dartmouth Hitchcock Med. Ctr., Lebanon

### TWO-DAY SESSION (weeknights)

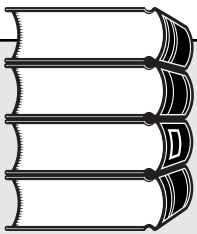
03/06/06 and 03/08/06	6:00 PM–9:30 PM	Moultonborough Safety Building, Moultonborough
03/14/06 and 03/16/06	6:00 PM–9:30 PM	Londonderry Police Department, Londonderry
03/20/06 and 03/22/06	6:00 PM–9:30 PM	Bedford Police Department, Bedford
03/20/06 and 03/22/06	6:00 PM–9:30 PM	Bridgewater-Hebron Village School, Bristol
03/20/06 and 03/22/06	6:00 PM–9:30 PM	Exeter Library, Exeter
03/20/06 and 03/22/06	6:00 PM–9:30 PM	Sunapee Middle High School, Sunapee
03/21/06 and 03/23/06	6:00 PM–9:30 PM	Derry Running Brook Middle School, Derry
03/27/06 and 03/29/06	6:00 PM–9:30 PM	Lakes Region General Hospital, Laconia
03/27/06 and 03/29/06	6:00 PM–9:30 PM	Wolfeboro Huggins Hospital, Wolfeboro ■

## WANTED:

**Someone who loves to cook!  
 (Or someone who loves to eat!)**

**The Communications Council needs someone to coordinate the recipe page each month.**





# Maxfield Public Library News

By Dale Gregory

## Story Time

Story time is on Mondays, at 2 p.m., and Thursdays, at 10:30 a.m. On March 6th and 9th, the children will listen to *One Day, Daddy*, by Frances Thomas, and make their own space pictures. *Kindergarten Rocks*, by Katie Davis, will be the featured story on March 13th and 16th. Come wiggle along with *Wiggle*, by Doreen Cronin, on March 20th and 23rd. Finally, on March 27th and 30th, the children will rock with the animals in *Punk Farm*, by Jarrett J. Krosoczka.

*Libraries are not made; they grow.*  
— AUGUSTINE BIRRELL (1850–1930)



**Loudon Young at Heart**  
By Joanne Arsneault

Our February 14th meeting was a trip to “Food For Thought” in Belmont for lunch. We were also entertained by a barbershop quartet in honor of Valentine’s Day. Forty-one members were present.


On March 14th, we will have no specific program, due to the voting on the town warrant and election of town officers. We will, however, have coffee and donuts, and play cards, board games, dominoes, etc. We will also have lunches served by the Community Action Program. This sounds like my kind of day. How about the rest of you members of the “Golden Years” set? Too bad the snowbirds are going to miss the fun.

Our April and May meeting agendas are still in a tentative state right now, but, not to worry, we will come up with some worthwhile programs of interest to y’all.

Our Acting President, Dottie Mulkhey, announced at our February lunch that the Loudon Recreation Committee is planning a bus trip to the Boston Flower Show on March 11th. The cost for Loudon residents is \$40.00 per person; the cost for non-Loudon residents is \$47.00 per person.

The “Loudon Young at Heart” group is planning on a June 14th bus trip to Anheuser-Busch in Merrimack. More information on this trip will be available at a later date.

Don’t forget to bring your favorite games to the March Game Day. You might teach some of us “young” old dogs some new tricks. ■



**Just a reminder from your Town Clerk’s Office —**


The time is fast approaching to license your dogs. Please come into the office by April 30, 2006. If you have any questions please feel free to call me at 798-4542. Thank you!

Terry L. Hamel, Town Clerk

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## Special Hours

The library will be closed on Saturday, March 18th. See you at Town Meeting.

## Scavenger Hunt

Both adults and children are welcome to answer this question:  
According to the *Encyclopedia of Sports Science* 1997 edition, who is harder to hit: a cricket bowler or a baseball pitcher?  
Please give your answer at the Circulation Desk.

## Events

Book Group will meet at 7 p.m. on Thursday, March 23rd. Newcomers are invited to participate. The discussion will center around *Dark Tide: the Great Boston Molasses Flood of 1919* by Steven Puleo.

## What’s New

Some new fiction titles for adult readers are *River Rising* by Athol Dickinson, *The Cat Who Dropped a Bombshell* by Lillian Jackson Braun, and *The Seduction of Water* by Carol Goodman. New nonfiction titles include: *Give It Up! My Year of Learning to Live Better With Less* by Mary Carlomagno, *At Canaan’s Edge: America in the King Years: 1965–1968* by Taylor Branch, and *The New Encyclopedia of Modern Bodybuilding* by Arnold Schwarzeneger. ■

## Maxfield Public Library

Dear Library Supporter,

After years of planning and anticipation, the Maxfield Public Library is ready and eager to complete the lower level for the much-needed Children’s Room. In 1995, when the library addition was constructed, the lower level was designed to be used as the children’s area. Loudon is growing, as well as the children’s book collection, and the time has come to use this 2500 square foot space.

**Proposed plans will provide:**

- child-friendly environment
- youth computer stations
- quiet listening room for using audio cassettes/CDs
- craft and story time area
- elevator for wheelchair and stroller accessibility

**Added benefits for the entire library will include:**

- more shelving space for both adult and children’s books
- larger areas for non-print materials (videos, DVD’s, book/music CDs)
- room for material storage and processing
- additional space for programs and meetings

**How can you help?**

To complete the new Children’s Room, we need to raise \$100,000. The Maxfield Public Library is looking for tax-deductible gifts ranging from \$1 to \$100,000. Please make your check payable to the “Maxfield Public Library Children’s Room Fund.” For more information, contact the Library Director, Nancy Hendy, at 798-5153.

*Thank you!*

With your help, we look forward to creating a magical place for the children of Loudon.

**Maxfield Public Library Children’s Room Fund**

Count me in! I will contribute: ☐ Cash ☐ Check

☐ \$50 ☐ \$100 ☐ \$1000 ☐ Other \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/ZIP \_\_\_\_\_

Telephone # \_\_\_\_\_

*All donations are tax deductible.*

## Happy Hill 4-H Club

By Liz LeBrun

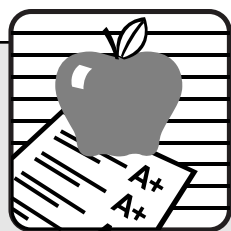
Members of Happy Hill 4-H Club were very successful at Merrimack County Presentation Day held at Merrimack Valley High School on February 11. Caitie Sittig and Tianna Vanderwoude won the opportunity to compete at the State level with their action exhibit "Goat Driving." Bridget Aznive was one of the winners of the photography contest and she too will compete at the State Level. This was Bridget's second year as a winner of the photo contest. Cassidy Boon won the Junior Level competition with her poster and her photograph. Cassidy will be honored in the fall at 4-H Round-up. In all, 16 of our 22 members took part doing some sort of presentation. They all should be proud of the work they put into making the day a success. You should look forward to seeing some of the posters and photography on display at Hopkinton Fair in the fall.



Sewing classes have begun with Mrs. Aznive as leader. Beginners are making placemats and several experienced sewers are making some complicated garments. Everything from skirts to evening gowns are being attempted. The process will include leaders from around the County judging the garments on April 8 and a fashion show on May 5.

Foods and Nutrition classes have also started with 12 members taking part in those. Mrs. Zarges and Mrs. LeBrun are splitting the leadership duties. We use 4-H workbooks as a guideline but there is also room for some creativity. It is always fun having 6 people working in the kitchen at the same time. Before the year is out, they will know about the Food Pyramid, kitchen safety, measuring techniques, and table setting. They will even do some cooking!

All this sounds like great fun and it usually is. However, we are teaching more than photography, art, sewing and cooking. We are teaching responsibility, organization, time management, decision-making, confidence, goal setting and so much more. Most of the time, the members don't even know they are learning all those things. If 4-H sounds like something you would like to try, we meet the first Monday of the month at the Legion Hall from 6:30-7:30 pm. Anyone age 8-18 is welcome to join at any time. For more information, call Liz LeBrun at 783-4671. ■



## Loudon Elementary School News

### Construction Starts Soon!

On April 1st the construction for Loudon Elementary School will begin. Mr. Tom Laliberte recently stated, "We are very excited about the final product!" The enhancements to the elementary school will include: a full size gym with stage, two additional classrooms, a new music and art room, and a new side entrance.

Along with the excitement comes concern regarding the traffic on School Street. The 7 busses will no longer pick students up in the back of the school after construction begins. All students will be picked up in front of the school. A letter will be sent home to parents informing them of this change and how it will affect parents that drop off and pick up their children from school. **School Street will once again return to a one-way Monday through Friday from 8:15 to 9:15 AM and 3:00-4:00 PM.** If you are traveling in the area during drop off and pick up times, it is strongly recommended that you avoid School Street. The school safety officials will be working with Chief Fiske to ensure the safety of all.

### Important Dates

**No school Feb 27th-March 3rd: Winter Break**

**March 9:** School District Meeting at MVHS: Polls open at 6:00, meeting starts at 7:00.

**March 10:** Midterms issued

**March 21:** Book Fair Parent buy night and school art show 4 p.m.-8 p.m.

**March 31:** No school

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

**Next Deadline:**  
**Friday, March 17, 2006**  
**for the April 2006 issue of "The Loudon Ledger"**

## Building Study Committee Minutes — January 16, 2006 (Draft)

**PRESENT:** Chairman Roger Maxfield, Tom McCue, Helen McNeil, Raymond Cummings, Melanie Kiley, and Sherry Kluesener.

Chairman Maxfield called the meeting to order at 7:00 P.M.

Chairman Maxfield asked those present to review the minutes from the previous meeting. Sherry Kluesener noted an error on page 2 approximately half way down, the word should be than, not that. Ms. Kluesener said she was misquoted regarding her question on moving or transferring some of the unreserved fund balance to the Town Office Building Capital Reserve Fund. She said what she meant was that she would hate to see the funds lost if this was a possibility. She said that she did not mean that she was not in favor of using these funds to reduce taxes. She said she would like to add, "Could the unreserved fund balance be voted to be deposited in the Town Office Building Capital Reserve Fund, and if the committee was concerned, the money could be used to reduce taxes." *Tom McCue moved to accept the minutes as amended. Seconded by Sherry Kluesener. All in favor. Motion carried.*

Chairman Maxfield asked for input from the committee as to where they want to go now. He said that he had drafted the Town Office Building Study Committee report for the Annual Town Report, but it was only a draft. Raymond Cummings reviewed the two plans currently before the committee. Mr. Cummings said he had prepared one

more set of numbers using the high end of the plan prepared by JH Spain Associates of \$1,290,000, less the \$246,000 from the unreserved fund balance, this proposal would require bonding in the amount of \$1,044,000. This would be to build on the present site. If you add the land purchase of \$225,000 that would make it \$1,269,000. Chairman Maxfield said that he did not think the committee could go forward on a bond issue for this year. Chairman Maxfield said that the other two Selectmen would not support a bond issue at this time. Discussion ensued on how the safety building was funded and whether any unreserved fund balance was used for this project. Chairman Maxfield asked what the committee wants to do. Ms. Kluesener said she does not want to walk away with just a written report. She said that she would like to see the committee go to town meeting to ask for funding to hire an architect to prepare plans for next year's town meeting. She said the committee could either use the architect who has prepared the rough drawings or use someone else. Questions arose as to whether the Town Office Capital Reserve Fund was an expendable trust. Raymond Cummings said that a bond issue could be brought back as early as May and once the bond is approved, then you would go out to bid. Tom McCue said that the last two years were proposals for a design build project. These two proposals were voted down. Attorney McCue

*Building — cont. on 14*



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### HOW TO GIVE YOUR HOME A FACE-LIFT: THE SELLER'S GUIDE TO A QUICK SELL

One of the great challenges to selling a home can be showing all of its space, decor, and natural light potential. For example, every home has crowded closets and dead space. Sellers should be aware that areas such as these are easy to spruce up with a little elbow grease and old-fashioned innovation.

"Although most sellers keep their homes clean and well-decorated, it can be difficult to convince a buyer of a home's potential when clutter is noticeable. As REALTORS®, it's our responsibility to offer any tips that will expedite the sale and make the experience more enjoyable for the seller," Jack Prendiville, Century 21 Thompson Real Estate. Once you've eliminated the unwanted items and furniture, begin the "renovation" process. For non-storage spaces that could use a little more decor, consider adding a small bookshelf complemented with a cozy reading chair. Always be sure you're filtering as much light into your property as possible. Open or replace curtains. For example, light from a window overlooking the backyard offers a room more color, a great view, and the illusion of more space.

Always maximize the potential of existing decor; wash old curtains, re-stain old wood casings, anything that refreshes and emphasizes all the potential of the space and decor of the home.

Prospective buyers are often more drawn to homes with features that they don't have, those with clutter-free closets, open sunny rooms, and cozy little corners. To ensure you've realized all of the above characteristics, the last step should be to bring in a friend and observe their reaction. Seeing your own home through someone else's eyes is a great way to make a home optimally attractive and more sellable to prospective buyers. Be diligent in your efforts and be sure the renovations improve the aesthetic appeal of the home. All the hard work will be worth the reward of a successful sale.

Century 21 Real Estate Corporation is a subsidiary of Cendant Corporation (NYSE: CD).

**Building — cont. from page 13**

asked what the committee was going to do about the site, go forward with a plan for this site or go forward with a plan for a different site. He said he felt the voters would want to know where the building would be built before they would approve \$70,000 or \$75,000 for an architect. Ms. Kluesener said the presentation would be for the present site. Raymond Cummings reviewed his figures for funding the project. He is anticipating the sale of the Foster Road land for \$80,000, the Capital Reserve Fund for \$90,000 plus the \$50,000 going in on June 30, and \$246,100 from the unreserved fund balance. Helen McNeil said she did not feel the voters would approve building on this site if the employees who work at the town office do not support it. Raymond Cummings read a letter from Clem Lyon regarding building on the present site, which Mr. Lyon does not support.

Melanie Kiley said she felt that there was a really good plan last year and the people did not vote for it. She said that going in with four plans would not get support either. She said she feels it needs to be narrowed

down to one plan. Melanie said maybe the committee should concentrate on getting funding to purchase some land. Tom McCue said his concern is that the goal this year was supposed to be to address this site, and the committee should go back to town meeting with a report on what has been discovered. Chairman Maxfield said that maybe a new committee should start from ground zero. Melanie Kiley asked if anyone had discussed the possibility of a land exchange. Tom McCue said the parcel in question has already been spoken for from several town organizations. Chairman Maxfield asked what the next step should be. Ms. Kluesener said that the material that has been obtained needs to be presented to the voters, but then what is the recommendation from the committee. Ms. Kluesener said she feels that it will be difficult to get a consensus from the current committee members. Chairman Maxfield said he will present a statement to the legislative body and then they can read the town report. Tom McCue said that he would help write a report on the committee's endeavors this past year. Discussion continued on the placement of a new building on the present site. Ms. Kluesener said

that the proposals were for more square footage than was presented last year so why are there concerns about expansion in the future? Melanie Kiley expressed her concerns for the items that are being compromised such as no fire lanes, reduced set backs and the loss of parking spaces. Helen McNeil agreed that the voters should be made aware of what will be compromised by building on the present site. Chairman Maxfield said that the next committee would have more funds available to get started. Ms. Kluesener said that the funding doesn't matter if there is no consensus on what to present. Tom McCue said the focus now should be on what will be presented at Town Meeting. Discussion continued on the two latest plans that were presented to the committee. Tom McCue stated that he felt Mr. Cummings was leaning more towards the proposal from Bollinger Construction because it is a lot less money. He said that others were more interested in the Spain proposal. Ms. Kluesener said she was not comfortable with moving forward with only the Spain proposal. She said she is more interested in obtaining an architect to prepare full range plans and then go forward. Mrs. McNeil asked why the plan cannot be

presented to Town meeting, and say, this is what you asked for. Tom McCue said that there is no majority vote among the committee members, who have been attending the recent meetings, to go forward to town meeting. Mr. Cummings said he had run the numbers with the plans on the current site and the plans on the Merrill site. Chairman Maxfield said that he feels the project began to get off track when Mr. Spain was contacted to prepare a proposal without the other committee members having prior knowledge that this was going to happen. Melanie Kiley asked how the committee was going to be assured that there would be funding in the future. Chairman Maxfield stated the Selectmen increased the Town Office Building Capital Reserve Fund from \$50,000.00 to \$100,000.00 this year, which would help. Discussion continued on preparing a report for the annual town report and a presentation for town meeting. The committee decided the next meeting would be Wednesday, January 25, 2006 at 7:00 P.M. if the Community Building is available.

*Raymond Cummings moved to adjourn at 8:29 P.M. Second by Chairman Maxfield. All in favor. Motion carried.*

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## Building Study Committee Minutes — January 30, 2006 (Draft)

**PRESENT:** Chairman Roger Maxfield, Raymond Cummings, Melanie Kiley, Tom McCue, Brenda Pearl, Russ Pearl, Ed Michniewicz and Sherry Kluesener.

Chairman Maxfield called the meeting to order at 7:00 P.M.

Chairman Maxfield asked those present to review the minutes of the previous meeting held Monday, January 16, 2006. *Raymond Cummings moved to accept the minutes of January 16, 2006 as printed. Second by Tom McCue. All in favor. Motion carried.*

Chairman Maxfield stated that he did not have an agenda for tonight's meeting but felt the next item to review is the article to appear in the Town of Loudon Annual Report. Ed Michniewicz asked why the contractors are not named in the article. Tom McCue said he did not include the names because he was using the draft provided by Chairman Maxfield. Tom said he would revise the draft to include the contractor's names. Mr. Cummings questioned the paragraph that included the amount paid to the architect Kurt Laurer. Mr. McCue said he included this wording at Chairman Maxfield's request. This item was clarified and a typographical error was also corrected. Chairman Maxfield said that in addition to the article in the Town Report, there would be a display at the second session of Town Meeting of the four proposals that had been brought forward. Sherry Kluesener stated she would also like to present the floor plan of the existing town offices and show where this floor plan fits into the proposed plans. Ms. Kluesener says she feels this would help explain to the voters the need for a new

building. Ms. Kluesener wants to show all of the furniture, file cabinets and space required to function efficiently to the voters. Melanie Kiley said it is somewhat late in the day to get this information ready for town meeting as the staff is very busy with budget preparation and town report preparation. Tom McCue said he feels the focus was more on the shortcomings of the existing building rather than identifying the current space requirements. Ms. Kluesener asked if there was any interest in distributing a questionnaire to the voters for their input. Tom McCue said the committee has already put out a survey form which was published in *The Ledger*. Chairman Maxfield said he would meet with Ms. Kluesener at her convenience if she wanted to measure the existing building.

Chairman Maxfield thanked the committee for their efforts. Raymond Cummings discussed the petition that was being circulated to allow use of the unreserved fund balance for land acquisition. Ms. Kluesener questioned the purpose of this petition. It was explained that the Town Office Building Capital Reserve Fund is not worded to include land acquisition. Discussion ensued regarding having to hold a special town meeting.

Chairman Maxfield asked for input for the next committee meeting. It was decided that the committee will meet prior to candidate's night on March 1. The meeting will be in the Historical Society Room at 6:00 P.M.

*Raymond Cummings moved to adjourn at 7:45 P.M. Second by Chairman Maxfield. Majority vote carried. Meeting adjourned.*

**Next Deadline: Friday, March 17, 2006.**  
**Communications Council Meeting:**  
**Monday, March 20 at 6:30 p.m.**  
**in the Community Building**

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## Selectmen's Minutes — Tuesday, January 17, 2006

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

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

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

*Selectman Little moved to accept the Selectmen's Meeting Minutes of Tuesday, January 10, 2006 with the correction on page 4 to say "steep slopes from 25% to 15%," and to add on page 8, after "Selectman Little stated he feels that from all of the discussion they are all in agreement that the current location is not the best site for the new Town Office Building to be built." Mr. Cummings agreed. Seconded by Selectman Bowles. All in favor. Motion carried.*

The Board met with Road Agent David Rice.

Mr. Rice advised the Board he had received applications to fill the vacancy in the Highway Department and he felt out of all of the applications he would like to hire Fred Partridge. The Board met with Mr. Partridge. Chairman Maxfield asked Mr. Partridge to share his background with the Board. Mr. Partridge stated he has operated graders, excavators, dozers, loaders, etc. He advised the Board he grew up around heavy equipment, as his family has been in this business his whole life. Mr. Partridge stated he has worked on sewer drainage, water, utility, built roads, done bridge and basements, slopes, swales and utility work. Mr. Partridge stated he has his CDL-A license and is certified in trench digging. Chairman Maxfield asked if Mr. Partridge has worked for any other Municipality. Mr. Partridge stated he had not. Mr. Partridge went on to say that, he has a 10-month old child and he wants to secure his future. *Selectman Little moved to approve the appointment of Fred Partridge to the open position in the Highway Department. Seconded for discussion by Selectman Bowles.* Selectman Bowles asked if references have been checked. He stated he did not know that there were nine other applicants until this evening and he would have liked to review their applications. Selectman Little asked if Mr. Rice met with each applicant one-on-one. Mr. Rice stated he did not meet with every one as not all of the applicants met the requirements and two applicants did not have their CDLs. Chairman Maxfield stated he felt if a department head feels comfortable with his selection, the Board should take his recommendation. Mr. Rice stated he had met with five of the applicants and Mr. Partridge had the most qualifications and experience. Selectman Little asked if Mr. Partridge would have any conflicts with the family business. Mr. Partridge stated he would not. *Chairman Maxfield called for the vote. By majority vote in favor, motion passed.* Mr. Rice discussed the start date for Mr. Partridge. Mr. Partridge will start on Wednesday, January 18, 2006.

The Board met with Fire Chief Jeff Burr.

Chairman Maxfield asked if Chief Burr had reviewed tonight's agenda. Chief Burr stated he had not.

The Board began their review of weekly correspondence.

The Board received the 2006 Budget Revision #5 as well as the revised proposed Warrant Articles. Selectman Little discussed the proposed Warrant Article relative to EEE and West Nile Virus spraying. He discussed the two proposals obtained and stated he felt the proposal from Municipal Pest Management had more detail included which is why he utilized their information when drafting the Warrant Article. Selectman Little went on to say that, the Town

would still go out to bid if the Warrant Article passes at Town Meeting. Discussion ensued regarding spraying at the two NASCAR events at NHIS, marsh areas, the general plan to not do aerial spraying through out the State, as well as the differences between the two proposals that have been received. Chairman Maxfield stated the Board would be getting together to discuss the finalized list of proposed Warrant Articles. Discussion regarding the storage for the Cate Van began.

The Board received a memo from Office Manager Jean Lee regarding the Personnel Policy.

The Board received invoices from Foley, Buhl & Roberts as well as Fifield Building and Restoration, LLC.

The Board received a letter from Superintendent of MVSD, Michael Martin.

The Board received plans, a copy of the dry hydrant easement, and the memo from Fire Chief Jeff Burr for review for Joe Bohi.

The Board received a request from Elmer and Marilyn Green regarding a replacement-building permit. The Board will meet with Mr. and Mrs. Green regarding the replacement-building permit on January 31, 2006.

The Board received a reimbursement check from Primex for unemployment premiums.

Selectman Bowles asked Fire Chief Jeff Burr about the dry hydrant project for Joe Bohi. Chief Burr discussed the location of the dry hydrant as well as stated that RC & D has been working with him regarding fire ponds. Discussion ensued regarding having the Town Engineer review the dry hydrant plan as well as monitor the work as it is being done.

The Board received the NHMA Legislative Bulletin #4.

Selectman Little stated he has been placing phone calls to Comcast regarding the broadband computer connection. He stated he has not received any return phone calls from them. Chief Burr stated he had a difficult time getting the connection for Station #2.

Chairman Maxfield stated the Selectmen had a public meeting with Bob Phillips regarding Fire Department pay. Bob Wilcox was recognized from the audience. Mr. Wilcox stated he had an appointment with the Selectmen at 7:00 PM and as it was 7:00 PM, he wanted to know why the Board was going to meet with Mr. Phillips. Chairman Maxfield stated the agenda as posted states all times are approximate and the agenda items are subject to change as determined by the Chairman. Chairman Maxfield asked if Mr. Phillips had a problem with the Board meeting with Mr. Wilcox first. Mr. Phillips stated he did not have a problem with it.

The Board met with Bob Wilcox to discuss a personnel issue in executive session. Chairman Maxfield stated the agenda has been posted in five places all week stating that this would be an executive session and he feels that it should remain in an executive session as posted. Chairman Maxfield stated if the person who the discussion is about relative to a personnel issue wants the meeting to not be in an executive session, they could overrule the Selectmen. He went to read information relative to executive sessions. *Selectman Little moved to enter into executive session at 7:17 PM to discuss a personnel matter. Seconded by Selectman Bowles. Roll call vote: Little yes, Bowles yes, Maxfield yes. Motion carried. Selectman Bowles moved to come out of executive session at 7:44 PM. Seconded by Selectman Little. Selectman Bowles moved to seal the minutes*

*of the executive session until January 17, 2011. Seconded by Selectman Little. All in favor. Motion carried.* Chairman Maxfield stated the result of the executive session was discussion relative to a payroll issue regarding the Fire Department. Chairman Maxfield opened the meeting back up to the public.

The Board met with Bob Phillips regarding Fire Department pay.

Mr. Phillips asked if anyone wanted to have this as an executive session. The Board asked if Chief Burr wanted to have this discussion in an executive session. Chief Burr stated no.

Mr. Phillips read a two-page letter for those present. "The reason I am before you tonight is to bring to your attention a problem within the Loudon Fire Dept. More specifically, the department members are not being paid in a timely manner. Our last 2-week ambulance stand-by was from Monday, December 19th to January 1st. At the end of the two weeks, the crew members were responsible to turn in their time sheets by the morning of the 2nd. Normally, the crew would expect to have their checks available to them on Thursday of that week. The process is for the chief to take the time cards and, from them, to send a summary sheet to the town office indicating what each member should be paid. It is my understanding that the chief turns the summary sheet in to the office sometime before lunch on Monday. During this particular 2-week period there were eleven members that worked. I don't know the specific numbers, but one or more of the members filled out their time cards incorrectly. For whatever reason, the chief decided that the time sheets were too much of a mess and that he was not going to turn any of them in to the town office. The result of this decision was that those of us who completed our time sheets correctly did not get paid and would need to wait an additional week. For a number of us, this decision created additional problems. There was one member who was leaving on a week's vacation and was counting on a take home check of approximately \$300. For myself, this time of year is particularly slow in my business. I have bills hanging on board at home and was expecting to receive a check for over \$300 that could be applied to these bills. It is not a good feeling to go into the fire department office expecting a check to be on the table and find nothing. Back a number of months ago, when this particular time card system was first introduced, it was not uncommon to have time cards filled out incorrectly and this still happens from time to time. I have also filled out the time card wrong in the past and on one such occasion I told the chief to hold my time card until the next week. I did not and do not feel that it is appropriate to delay anyone's check just because another member fills out a time card incorrectly. This topic has come up more than once in conversation with the

chief. One particular date was September 12th. Following the monthly association meeting a group of approximately 12 members invited the chief to meet with them. The goal of the meeting was to talk to the chief about a number of concerns we were having. This particular topic came up and I mentioned to him at that time that to withhold pay from members because another member filled out a time card incorrectly was wrong; and in fact illegal. It seems to many of us that the chief does not regard state and federal laws as being important. I take the chief's actions quite seriously. As you probably know, I own a small company and I have anywhere from 2 to 5 employees to pay on any given week. I asked one of them what he thought about me not paying him because another employee filled out his time card incorrectly. Basically, he couldn't stop laughing. When I explained to him what had happened here he just shook his head in disbelief. When I first found out that we would not be getting paid on time my first thought was to contact the NH Dept. of Labor. It was not until talking with another Dept. member on Sunday the 8th that I decided to go to you, the Selectmen of Loudon. People take being paid on time very seriously, but unfortunately I don't believe the chief takes this as seriously as he should. I am sure that if Chief Burr was not paid this week because another town employee filled out their time card incorrectly that he would be very upset. Probably upset enough to call the town office and express his displeasure. I would also ask that you look into the timely manner in which the members of the department were paid their year end compensation. It is set up so that our compensation year ends October 31st. Around the 21st of October Deputy Chief Wright reminded the chief that the compensation year was coming to an end and that the compensation request would need to be submitted to the town. On the first day of November Firefighter Bill Lake gave the chief a print out of the members statistics which would be translated into the pay each member would receive; a fairly straight forward process. It was not until Thanksgiving that our checks were available to us. A process that should have taken only a week took an additional two weeks. At one point there was a committee that handled the compensation but since we now have a full-time chief he has taken over the process. It seems that the chief does not see the urgency of paying his employees in a timely manner. I am bringing these specific concerns to you and ask that you look into them. As for now I will hold off going to the Dept. of Labor and hope that this can be resolved in house. Unfortunately these are only a few of the many concerns that members of the Fire Department have and I will address other concerns in an additional let-

*Selectmen — cont. on 16*

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**Selectmen — cont. from page 15**

ter. A major concern that I have in bringing this matter before you, and that is retribution by Chief Burr. I know for a fact that the main reason no member has come to you with their concerns before now is that they are afraid of his temper and possible retribution. I trust that this will not be a problem, but am making you aware of my concern. If this is addressed in an open meeting I would ask that this letter be read in its entirety into the minutes. Thank you for your time and if you have any questions I would be more than happy to answer them."

Chairman Maxfield stated the Board has discussed some of the pay issues and problems and have indicated strongly that issues pertaining to pay need to be dealt with immediately. He stated the Board has directed Chief Burr to establish a procedure for accurate and timely pay. Chairman Maxfield stated the Board would remain confident that Chief Burr would get this taken care of and correct the matter. Chief Burr stated regarding the last pay period, out of thirteen members submitting timecards, seven of them had to come back and fix their incorrect timesheets. He stated that of those thirteen timesheets there were two incidences where four members claimed to have worked on a three-member shift. Chief Burr stated it was difficult to find out who worked where and to get it corrected. He said the procedures that are in place if a member swaps a shift were not followed and some of the members that swapped shifts still put it on their timesheets that they worked those hours. Chief Burr stated when he contacted the Town Office regarding his payroll not being ready he was advised that it needed to be in by noon. He went on to say that, he was not able to have three of the members even come in to fix their timesheet until that evening so he did not submit the standby payroll that week. Chief Burr said there was a situation where a timesheet was submitted incorrectly and the person was paid for hours that they did not work. He stated in an effort to correct the issue the

person was going to work the additional hours on the next standby payroll and deduct the hours from what would be paid in that payroll. Chief Burr went on to say that when the standby hours were to be submitted, the person did not work enough hours to correct the problem and now it is going into another month trying to fix this problem. He stated the reason the payroll was not submitted for the week that Mr. Phillips is questioning was due to the numerous incorrect timesheets. Chairman Maxfield asked why the timecards are being filled out incorrectly. Mr. Phillips explained that when a member works a standby shift they have some hours on one date and some hours on the following date due to the shift they are covering. The current timesheet makes listing the hours a bit confusing. Chief Burr stated as far as the Fire Department Compensation goes, it was originally agreed to have it ready just before Christmas. He stated due to the issues with the School District payment being due at that time the date for the Compensation payment was changed to an earlier date some time in November. Selectman Bowles stated he felt Chief Burr needed to work with his employees to get this situation fixed and if the timesheets need to be adjusted, and then he should come up with a new format that works for the Fire Department. Selectman Little asked if the people who filled out the timesheets correctly were paid on time. Chief Burr stated he held the payroll due to the inaccuracies he was trying to straighten out and time constraints. Selectman Bowles stated he understood that people were upset they were not paid on time due to other's mistakes and he felt Chief Burr needed to work through this. Selectman Little stated a key issue that could play out is if people who are volunteers on the department throwing their hands up in disgust or dismay and walking away then the Town is not going to be able to provide a service that is currently provided to the Community. Mr. Phillips stated he has a letter relative to performance issues that he would send to the Selectmen's Office. Steve Ives stated that currently the last shift for the standby payroll ends at 6:00

AM on a Monday morning; Chief Burr has to submit the entire payroll to the Town Office on Monday morning, which does not give him much time to deal with the standby payroll. He asked if it were legal to set a policy that he would not process the standby payroll until the following week. Discussion ensued regarding if payroll checks are held back a week or not. The Selectmen advised Chief Burr to work with the members of the Fire Department and get the timecard issue worked out. Mr. Phillips stated there have been times that Chief Burr has advised the Fire Department members they needed to get their timesheets filled out correctly or they would not be able to be paid.

Bob Wilcox asked if the sealed minutes pertain to his discussion and letter he presented the Selectmen. They stated it yes, it was. Mr. Wilcox asked how the Board could seal the letter if they did not know if it had been forwarded to the press prior to tonight's meeting or not. The Selectmen stated they did not seal the letter, they sealed the minutes of the meeting.

The Board discussed pay periods and that the Town does not hold back a check for new hires.

The Board met with Paul Johnson regarding septic proposal solutions.

Mr. Johnson provided a rough sketch of a plan for septic disposal in Loudon. Discussion ensued with Bill Goss of Septic Disposal Solutions regarding the nitrate issue as well as the process to clean out the lagoons. Selectman Little stated he understood the Town would have to get power to the site of the lagoons in order for the equipment to work. Discussion ensued regarding the area where composting is done as well as the possible need to build a structure to keep the equipment temperature at or above 32°. Selectman Bowles asked what was being proposed. Mr. Rice stated it was a pilot program. Mr. Goss stated if the Town was willing to move forward they could work up some figures. He stated the budget figures are usually based on per gallon figures. Mr. Goss stated the Town could start this pilot program and then later on decide they wanted to do something further, or they may decide they want to keep things the way they are if it works for the Town. He also stated DES would see that the Town is working on the nitrate issue. Mr. Goss stated that while the equipment is the same every site reacts differently and it would be a learning process. Discussion ensued regarding if the Town Engineer was part of the lagoon relocation. Mr. Goss asked if the Board would allow his firm to contact DES regarding the Town's permitting. The Board agreed Mr. Goss could discuss this issue with DES. Mr. Goss explained how the process would work and he stated he felt this would be a good site to work with. Selectman Maxfield

explained that the Board had viewed the process in Pittsfield. Mr. Goss stated there is 30% grant funds available for Loudon to begin this pilot program. He stated this program uses material that can be purchased locally. Mr. Goss stated that the Town should end up with a product that can be utilized in vegetable and flower gardens. Mr. Goss stated by allowing his company to contact DES they are not committing the Town to anything other than his company will be working on a proposal. He advised the Board that the company name is Septic Disposal Solutions and is owned by Paul and Darlene Johnson of Best Septic Service and Bill Goss of Goss Septic Service. *Selectman Little moved to allow Septic Disposal Solutions to create a pilot program at the Loudon Transfer Station and to allow them to work directly with DES, Road Agent David Rice, and the Louis Berger Group. Seconded by Selectman Bowles. All in favor. Motion carried.*

The Board continued their review of weekly correspondence.

Chairman Maxfield stated the Board is in receipt of a proposal from the Louis Berger Group for the continuation of the Sanitary Landfill and Septage Lagoons. The proposal covers monitoring of the wells and renews the septage facility permit. He stated the cost for the proposal is \$15,000.00.

The Board discussed the Merrimack Valley School District budget hearing scheduled for Tuesday, January 31, 2006. The Board agreed to cancel the Selectmen's Meeting on Tuesday, January 31, 2006 so they can attend the MVSD budget hearing.

*Selectman Little moved to authorize the Chairman to sign the 2006 Post Closure Monitoring proposal from the Louis Berger Group in the amount of \$15,000.00. Seconded by Selectman Bowles. All in favor. Motion carried.*


The Board discussed the storage for the Cate Van.

The Board discussed an issue relative to the bridge abutment/wing wall.

Chairman Maxfield stated he had gotten a call from someone on School Street asking why there was so much sand being used on the tar roads. Selectman Bowles stated we have received a lot of ice and cold weather following the ice. He stated straight salt would not have done any good with out the sand.

*Selectman Bowles moved to adjourn the meeting at 8:52 PM. Seconded by Selectman Little. All in favor. Meeting adjourned.*

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Dustin J. Bowles, Selectman  
David M. Little, Selectman



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## Selectmen's Minutes — Tuesday, January 24, 2006

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

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

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

*Selectman Bowles moved to approve the Selectmen's Meeting Minutes of Tuesday January 17, 2006 as presented. Seconded by Selectman Little. All in favor. Motion carried.*

The Board met with Road Agent David Rice.

Mr. Rice advised the Board his new employee was working out just fine.

Mr. Rice advised the Board he was involved in a motor vehicle accident this morning. He stated a car tried to pass him on Chichester Road and she hit the plow. He advised the Board the car sustained a blown tire and broke the rim. The police were able to track the driver down and all the reports have been filed.

Discussion began regarding the bridge abutment and proposal from The Turner Group.

Selectman Bowles discussed roads that need to be cold patched or gravel placed. Discussion ensued regarding Keyspan possibly being responsible to fix the road area where they had been performing work.

Selectman Bowles discussed having the John Deere Tractor do brushing if the weather and manpower permits. He stated there are many projects planned for the upcoming year and he would like to see this addressed.

The Board met with Fire Chief Jeff Burr.

Chief Burr advised the Board that he went and met with the State Labor Depart-

ment last week to address the payroll issues. He stated he would be working with them to be sure that all the issues are addressed and to see they do not happen in the future.

Chief Burr stated he has a meeting with Capital Area Public Health Network on Wednesday, January 25, 2006.

Chief Burr discussed the dry hydrant for Greenview Drive. He stated Ms. Crowley has not moved forward regarding the fire protection issues. Chief Burr stated Ms. Crowley had stated she would be taking care of the first pond this at the beginning of this past summer and would address the pond at the turnaround in place now. Selectman Bowles questioned what bonds were in place regarding the fire ponds/dry hydrants. Chairman Maxfield advised Chief Burr to contact Ms. Crowley to determine the status of this project. Discussion ensued. Tom McCue stated Ms. Crowley was aware of her obligations and has a plan to begin working on it this spring.

The Board began their review of weekly correspondence.

Chairman Maxfield stated for the record that one pistol permit was submitted for signature and approval.

The Board received a copy of a letter from Bob Phillips regarding Fire Department concerns.

The Board received a letter from Gary Beaton.

The Board received a copy of a letter from Town Council regarding Tax Map issues to Lee Eddins.

The Board received a copy of a memo from Town Engineer Tony Puntin regarding the fire pond inspection contract for DJP Realty Trust.

The Board received a letter from Bob Fiske regarding making School Street a one-way street heading easterly from 8:15 AM—to 9:15 AM and again from 3:00 PM—4:00 PM based on the addition to the Loudon Elementary School.

The Board received the revenue totals for the Transfer Station for 20005 from Steve Bennett.

Selectman Little stated he has been able to secure a reduced price of \$60.00 for Broadband cable for the Fire Department so they can utilize the NH TEMSIS program. He stated the reduced rate of \$60.00 per month versus \$100.00 per month they quoted Chief Burr applies to all Town Facilities. Selectman Little went on to discuss the wireless access needed for the Supervisors of the Checklist due to the new statewide voter registration program. Selectman Bowles asked if the Broadband would be setup at both fire stations. Chief Burr stated it would only be at the Village Station until such time as Station #2 was fully staffed. The Board discussed holding the first session of Town Meeting at Station #2. Selectman Little discussed the need for internet access for the Supervisors of the Checklist. Discussion ensued regarding what requirements the Supervisors of the Checklist would need for this Town Meeting. Chairman Maxfield stated the Town would be utilizing the portable voting booths from Merrimack Valley School District for use at the first session of Town Meeting.

**Chairman Maxfield opened the Public Hearing on the 2006 proposed Town Budget at 7:00 PM.**

Chairman Maxfield stated the proposed budget is for the Town's operating expenses

only. It does not include the local school, State school, or County expenses. Chairman Maxfield explained how the budget process works. He stated the Selectmen meet with the Department Heads and Committee members, review their requests, and then decide on any cuts needed. Chairman Maxfield stated the proposed budget is up by 1.84% over last year's budget for an increase of \$73,205.00. He went on to say the 2006–2007 proposed operating budget would be \$4,046,899.00.

Chairman Maxfield began highlighting the lines in the proposed budget that have had a substantial increase as follows:

*Selectmen's Office:* Chairman Maxfield stated the Selectmen have included a 4% COLA across the board for employees. He stated the data processing line in the Selectmen's budget is increased to \$32,000.00 due to upgrading the accounting software to a windows based program. The current software program utilized is a DOS based program installed in 1989. This new software program will allow the Town to be more efficient in processing all phases of fund accounting, including general ledger, budgeting, accounts payable, payroll, purchase orders, and fixed assets. This software will interface with the Treasurer. Chairman Maxfield stated the Selectmen had the option of leasing this software over several years; however, it was more feasible and economical to pay the total amount of \$32,000.00.

*Landfill Testing line:* The increase from \$25,000.00 to \$30,800.00 due to the Town's Engineering contract.

*Selectmen — cont. on 18*



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**Selectmen — cont. from page 17**

**Conservation Commission:** The increase is due to mill foil issues in water sources in Loudon. Julie Robinson explained the issue with mill foil.

**Election line:** The increase in expenses is due to the purchase of a laptop computer for access to the State of NH Voter Registration database.

**Assessment line:** The increase in assessments is due to the increase in property values over the past few years and the Assessors have recommended that the Town perform a Statistical Update and Sales Ratio Analysis. The cost for this is \$65,000.00 and the projected appropriation required to maintain annual pickups of new subdivisions, lot line adjustments, new construction, and current use assessments etc, is to be \$33,500.00 for a total in this line of \$98,500.00.

**Planning Board:** Registry of Deeds line has an increase of 30%, which is a \$300.00 increase over last year. Tom McCue asked about this line item. He stated the applicants are required to pay the recording fees for their subdivisions, lot lines, etc and does not understand why this is in the budget. It was stated it is an offsetting revenue.

**ZBA:** The increase in the computer line was discussed.

**Town Office:** The increase to the repairs line was discussed. Chairman Maxfield stated while the issue of a new Town Office Building has not been resolved; the current Town Office Building is in need of repairs. The State Fire Marshall has given the Town a list of 21 items that must be addressed, and the Town Engineer has found structural problems with the building and have to be addressed.

**Police Department:** The increase in County Dispatch has increased by 50%, which is dictated to the Town. Selectman Bowles stated the County Dispatch fiscal year does not run the same as the Town, and technically, we are six months behind our commitment. He stated this is a onetime increase to catch up. John Plummer asked if the 50% was for the six-month payment. The Board stated it was.

**Special Events:** These lines show an increase but this is an offsetting revenue account.

**Ambulance wages standby:** This line shows an increase due to increasing the standby coverage (nights and weekends) to have two EMT's on standby during the weeks Chichester is covering.

**Ambulance OT wages FF/EMT:** This is a new line that has been created to show the overtime hours. Currently any overtime is paid from the Ambulance wage line, which is why there is a -12.94% decrease in the ambulance wage line.

**Fire Department:** Fire Department Secretary line is a new line that has been created. Rodney Phillips asked for a justification for this new line. Chief Burr stated it is due to the increase in paperwork and data processing. Chairman Maxfield stated the Board discussed that this position should be

filled by someone very knowledgeable in payroll, accountability, and processing.

**Fire Department protective clothing:** This increase is due to the replacement of protective gear that is outdated and it would be replaced by a higher protection gear. There would be five sets per year replaced.

**Fire Department water supply:** This is a new line created to upgrade some of the water supply areas in Town.

**Fire Department emergency food:** This is increased based on mutual aid incidences.

**Emergency Management:** This increase is due to increased participation in seminars and trainings.

**Highway Department overtime wages:** This increase is due to the increase in demand on personnel due to projects and weather.

**Highway Department parts lines:** The increase in each of those lines is due to the increase in repair parts for older vehicles.

**Highway Department road maintenance and repairs:** This increase is due to the increased cost in asphalt.

**Highway Block Grant:** Chairman Maxfield explained the Highway Block Grant and stated the amount this year is about \$200.00 less than last year.

**Transfer Station Landfill Maintenance:** This increase is due to the need for a concrete wall so the containers for demolition can be placed on a new base that will be more user friendly to the operator.

**Welfare:** The increase in the fuel line is due to increased fuel costs, rental costs, and maintenance costs.

**Library Children's Librarian:** This increase is due to the Children's Librarian position going to fulltime.

**Library Cleaning Services:** This increase is due to the additional space with the Children's Room.

**Library Non-Print Material:** This line is for video's and CD's which has become popular.

**Library Technology:** The Library Trustees had requested \$6,000.00 for this line originally. The Selectmen cut it to \$4,500.00. Rodney Phillips asked if the Library was anticipating the Children's Room would be opened this year. Selectman Little stated the Library Trustees advised the Board they would be working on carpet installation, etc around the first of the year. He stated they are working on raising funds for the millwork etc., but they are planning on opening with the bare essentials. Selectman Little stated the Board advised the Trustees if they were planning on coming to Town Meeting asking for money to fund this they had better have it running. Brenda Pearl asked if all of the Library staff would be getting the 4% COLA as when the Library Trustees were in to meet with the Selectmen they stated not everyone would be getting the COLA increase. Selectman Bowles stated he felt it was pertaining to the students who work limited hours. Selectman Little stated he felt it had to do with Child Labor Laws. He stated he felt that with a Municipality if there is an across the board

COLA everyone should be getting that percentage.

**Economic Development:** This had been decreased, as this line has consistently not utilized all of its funding.

Chairman Maxfield explained that the Tax Anticipated Notes line is in there in case there was ever a need.

**Loudon Communications Council:** This line has gone from \$20,000.00 down to \$12,000.00. Tom McCue stated he was the one that submitted the budgets for Economic Development, Loudon Communications Council, and Trustees of the Trust Funds and he was never contacted to go over the budget submissions with the Board. He stated he is now finding out that the Board has cut the budgets. Mr. McCue went on to say the Loudon Economic Development Corporation is now reforming. He stated two members have moved out of Town, two members had property tax dispute issues with the Town and therefore they were not active, and one member retired. Mr. McCue stated he wished he had the opportunity to explain that to the Board. He stated that with the Communications Council budget he did not have a chance to discuss the budget requests. Mr. McCue stated the reason they requested the \$20,000.00 was that figure guarantees they can publish the *Ledger* for the year. He went on to say the Communications Council works on getting donations and ad sales which helps keep the budget expenditures down. Mr. McCue stated the Communications Council is required to have at least one third of its support publicly funded in order to remain tax exempt, non-profit, 501-C-3. Selectman Little asked if the \$12,000.00 figure in the proposed budget was sufficient to be the one third funding needed to remain tax exempt. Mr. McCue stated if the operating cost was \$36,000.00 one third would be \$12,000.00. Selectman Little stated that in 2004-2005 the Communications Council utilized \$8,233.21 for Town funds. He asked Mr. McCue what percentage of the costs to produce the *Ledger* was the \$8,233.21. Mr. McCue stated he would have to look into that but he thought it was about half of the cost. Selectman Little stated even if it were to cost \$2,000.00 per issue to produce, by placing \$12,000.00 in the proposed budget the Town would be funding half of the cost. Mr. McCue stated that the Committee asked for the full funding incase ad sales and donations do not cover the costs. He stated that the Communications Council is working on a calendar year and the Town works on a Fiscal Year. Mr. McCue stated the Communications Council received a generous anonymous donation this past year, which helped with the cost. Selectman Little asked if utilizing this money would affect the tax-exempt status because they are not getting one third of third contributions from the Town. Mr. McCue stated the way this donation came through it would count as a charitable donation. Mr. McCue stated the Communications Council has been fortunate that Rodney Phillips has donated a huge amount of time and energy getting the website up and running and has been covering the hosting fee. He went on to say the time would come where the Communications Council will be responsible for those fees. Mr. McCue stated the Communications Council asked for the full amount knowing they would utilize any donations and ad sales they had available and would try and not use all the money budgeted. Deb Kardaseski stated Chairman Maxfield stated at the beginning of the public hearing the Board had met with all department heads and committees who submitted budgets. She stated the Communications Council was never contacted to meet with the Selectmen to discuss their budget. Ms. Kardaseski

stated the first time the Communications Council was aware the Board had cut their budget by \$8,000.00 was tonight when they got the budget handout. She stated they were three committees that the Selectmen never met with. Chairman Maxfield stated that was correct. Selectman Little stated he recalled that when the Communications Council started their intent was that they would become self sufficient but he now understands under the tax exempt status they can no longer become self sufficient as they always have to have one third of their operating expenses provided by the Town. Mr. McCue stated that at least one third has to come from a governmental unit, private donations, etc. He stated it cannot come from ad sales. Mr. McCue stated the Communications Council went to become tax exempt so that private donations would be tax deductible. He explained that if the Communications Council were to operate on just ad revenue, they would not qualify for non-profit status and they would have to get involved in paying the taxes, etc. Ms. Kardaseski stated that while the original intent was to become self-sufficient they were also under the impression they would be eligible for many grants that could be applied for. She stated there was a person who was supposed to be investigating grants and she left the Committee without obtaining any grant information. Ms. Kardaseski went on to say that the Communications Council went investigating grant information and found out there were none. She went on to say one of the biggest advantages to having the *Loudon Ledger* is by being Town funded they watch very closely the content that goes into the paper. Chairman Maxfield questioned the requirement of the one third funding. He asked Mr. McCue to clarify this issue. Mr. McCue stated the one third funding had to come from public sources. Governmental or private individuals. Chairman Maxfield stated if he mis-spoke, he apologized. He stated the Board did not meet with Treasurer Melanie Kiley and possibly one or two others.

**CRF — Fire Department Apparatus:** This line had been increased to try to keep up the pace of replacing the cost of this equipment.

**CRF — Town Office Building:** This line has been increased to try to be ready when the new building comes up.

Chairman Maxfield began review of the estimated revenues for 2006-2007. He stated the bottom line on the estimated revenue is \$6,885,058.00.

**Motor Vehicle Permits:** Chairman Maxfield stated the expected revenue is \$932,000.00.

**Property Taxes:** Chairman Maxfield stated the expected revenue is \$4,490,315.00.

Selectman Little stated with landfill revenues between septage, tires, white goods, demo, oil, and bulbs totaled out at \$51,766.00 according to the documentation provided by Road Agent David Rice.

Ambulance revenue is anticipated to be \$120,000.00.

**Special Events Police and Fire:** Chairman Maxfield explained this is revenue is attached to the expenditures for these categories that have already been addressed.

Deb Kardaseski asked about the "Sale of Town Property" line regarding the possible sale of the Foster Road property. She stated this subject has come up several times during discussion of the new Town Office Building and asked if the Selectmen had made a decision regarding this possibility. Chairman Maxfield stated the Town could sell the property and put the profits into the Town Office Building Capital Reserve Fund or they could wait until they felt there was a better plan. He stated the Selectmen have not decided to do that yet.

**Selectmen — cont. on 19**

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**Selectmen — cont. from page 18**

Selectman Bowles read the proposed Warrant Article regarding the purchase and equipping of a truck with sander body, plow, and wing for the Highway Department. The funds would be withdrawn from the Highway Department Capital Reserve Fund and would not affect the tax rate. Selectman Bowles stated this purchase if part of the replacement cycle.

Selectman Little read the proposed Warrant Article regarding the purchase of a packer trailer for the Transfer Station. The funds would be withdrawn from the Transfer Station Capital Reserve Fund and would not affect the tax rate. Selectman Little stated the bottom of one of the trailers used for hauling is rotting out and if a new one is purchased it will allow for repairs to the existing one as well as be available if there is an influx at the Transfer Station.

Chairman Maxfield read the proposed Warrant Article regarding reclaiming, repairing, and paving Clough Pond Road from Route 106 to Berry Road, and resurfacing Clough Pond Road from Berry Road to the Town line as well as reclaim, repair, and repave Old Shaker Road from Clough Pond Road to Shaker Road. Chairman Maxfield stated the plan is to withdraw \$130,000.00 from the CRF and to raise and appropriate \$170,000.00, which would affect the tax rate by 0.42 cents. Chairman Maxfield stated this would complete the three-year plan.

Selectman Little read the proposed Warrant Article relative to initiating a Mosquito Control Program within the Town of Loudon and treating the breeding habitat of those species of Mosquitoes known to transmit Eastern Equine Encephalitis and West Nile Virus. This article would affect the tax rate by 0.12 cents. Selectman Little explained the process for dealing with this issue. He stated once the citizens have gotten the information pertaining to this issue they will have the opportunity to determine if they feel it is a significant threat to the community or not. Julie Robinson discussed the need for education on this subject and have citizens remove all stagnant water on their property in places such as birdbaths and tires. Selectman Little agreed and added that there are other significant breeding areas that need to be addressed.

Selectman Bowles read the proposed Warrant Article relative to building a garage for the J.O. Cate Memorial Van. Tom McCue asked if this building were going to be built at the Transfer Station and if there would be an issue with access issues for the Van. Selectman Bowles stated the access issues are being addressed. Deb Kardaseski asked if the building would be heated. Selectman Bowles stated it would be insulated and heated with enough room for a desk if needed. He said there would be enough room in the building for the lift to be down and ample room for repairs. Dick Wright asked why this article stated, "majority vote required." Chairman Maxfield stated every Warrant Article is by

majority vote unless it is required to be a 2/3 vote. Mr. Wright asked why the other articles did not have this on them. The Selectmen stated they thought it was an oversight.

Chairman Maxfield read the proposed Warrant Article relative to replacing the insulation over the bay are of the Fire Department side of the Safety Building. Chief Burr explained the history with the moisture problems and the insulation and discussed the recommendations of the Engineer. Tom McCue asked if there were other responsible parties who could be accountable for the costs associated with this. Chief Burr stated the builder has gone out of business and the insurance company paid for the engineer to review the problems but have determined it is a problem with the building construction issue and they would not cover this problem. He stated it was the engineers recommendations to go with the spray insulation. Mr. McCue asked why this expense is not coming out of the Unreserved Fund Balance. Chairman Maxfield explained the Unreserved Fund Balance is for catastrophic purposes and DRA recommends the Town keep at least 5% of the total budget in the Unreserved Fund Balance. He stated that this year the Selectmen used \$200,000.00 from the Unreserved Fund Balance to reduce taxes. Chairman Maxfield stated he does not recommend tapping into this fund. He stated the Unreserved Fund Balance is money that has built up over the years that is left over from the budget and the Selectmen use some of it to reduce taxes. Chairman Maxfield stated the Selectmen are opposed to using this money to cover the Warrant Articles. Discussion ensued regarding the possibility that a portion of the Unreserved Fund Balance was used to build the Safety Complex as well as the Landfill Closure Capital Reserve Fund. Selectman Little discussed the insulation issues.

Selectman Little read the proposed Warrant Article regarding the purchase of a tanker truck for the Fire Department. Chief Burr stated he received three bids and the truck that would be replaced is 20 years old. Dick Wright stated he felt the Warrant Article needed to be written to be more specific in the description of the fire apparatus.

Chairman Maxfield read the proposed Warrant Article regarding the bridge on Village Road. Chairman Maxfield discussed the issues with the bridge abutment and the training wall. Selectman Little discussed the block wall issues and safety concerns regarding the flooding that occurred last fall. Selectman Bowles stated the new proposed wall would be taller than the existing walls. Discussion ensued regarding the plan provided by The Turner Group and the possible ways to cut costs. Deb Kardaseski asked how much dredging would need to be done and asked if it would make sense to do the millpond at the same time. Selectman Bowles stated the problem the Board had was if they presented the whole project to include the dredging at a cost of \$315,000.00 and it was voted down at Town Meeting then the safety issues with the dam

would not be addressed. Discussion ensued regarding the dam and the bridge. Steve Ives asked if a dry hydrant had been included in this plan. The Selectmen stated a dry hydrant had been included in the \$315,000.00 proposal and they would need to review the information and find out if it were included in this one as well. The Selectmen agreed it would make sense to include it in the plan. Tom McCue stated he thought it would be helpful if the balances of the Capital Reserve Funds that are addressed in the Warrant Articles were available to the voters. Discussion ensued regarding how much money is to be removed from the CRF's as well as how much money is going in to the CRF's. Discussion ensued regarding the height of the new wall relative to the Fire Department accessing water. Bob Phillips asked about the condition of the rest of the dam. Chairman Maxfield stated the bridge reports indicate that it is much better shape. Selectman Bowles discussed the purpose of replacing the twelve feet. Raymond Cummings asked how much the Turner Group charged the Town for this information. Selectman Bowles stated the information comes from the study done a few years ago.

Raymond Cummings asked when the last day to submit petitioned Warrant Articles was. Chairman Maxfield stated February 7, 2006 was the last day. He stated February 9, 2006 would be the next and final budget hearing.

John Plummer asked about the Mosquito issue. Selectman Little explained that the process was not done by spraying; it is done by spreading a granular substance by a group of professionals in certain areas.

Deb Kardaseski asked if the Town Hall repairs would be covered by the insurance or if money would need to be raised. Selectman Bowles stated there are areas that were found that need repair due to deterioration and structural problems that will have to come out of the budget. He stated those repairs are not extensive at this point. Ms. Kardaseski asked if there would be enough money to put in the plumbing. Chairman Maxfield stated the do not have that answer at this point. Selectman Bowles stated they would need to be meeting with the Church Trustees again. Selectman Little discussed the items like the pews and stated he felt the Church's insurance would be responsible for items like those.

Chairman Maxfield closed the budget hearing. Selectman Bowles stated there were proposed Zoning Amendment changes for review if anyone was interested.

*Selectman Little moved to adjourn the meeting at 8:58 PM. Seconded by Selectman Bowles. All in favor. Meeting adjourned.*

**THE LOUDON BOARD OF SELECTMEN**

*Roger A. Maxfield, Chairman  
Dustin J. Bowles, Selectman  
David M. Little, Selectman*

**Next Deadline: Friday, March 17, 2006.**

**Communications Council Meeting:  
Monday, March 20 at 6:30 p.m.  
in the Community Building**

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## Selectmen's Minutes — Wednesday, February 1, 2006

**PRESENT:** Selectmen Maxfield, Bowles and Little.

Also present was Road Agent David Rice.

Chairman Maxfield called the meeting to order at 6:30 P.M.

*Selectman Little moved to accept the Selectmen's Meeting Minutes of Tuesday, January 24, 2006 as written. Second by Selectman Bowles. Selectman Little noted that he had made a correction to the date at the beginning of the minutes to read 2006 instead of 2005. All in favor. Motion carried.*

Chairman Maxfield noted that the next item were the Selectmen's Meeting Minutes of Friday, January 20, 2006 with a representative of the H.L. Turner Group and Robert Ordway. *Dustin Bowles moved to accept the Selectmen's Minutes of the January 20, 2006 meeting as written. Second by Selectman Little. All in favor. Motion carried.*

Chairman Maxfield stated that the Board had before them an appointment paper to appoint Gregory G. Wells to the position of Assistant Director of Emergency Management. *Selectman Little moved to appoint Gregory G. Wells to the position of Assistant Director of Emergency Management. Second by Selectman Bowles. Chairman Maxfield noted that the new director of Emergency Management and that she is doing an exceptional job. All in favor. Motion carried.*

The Board met with Road Agent David Rice. Mr. Rice said that every thing seems to be going as usual for this time of year. Mr. Rice said the crew will be filling pot-holes on both tar roads and dirt roads where needed.

The Board met with Elmer and Marilyn Green to discuss a replacement-building permit. Mr. Green said he wants to remove the barn and construct a new house in its place and then tear down the existing house on the parcel. Chairman Maxfield stated that a bond would need to be established to cover the demolition costs; a fee would be required for the town's attorney to draft an agreement between the Town and the property owner. Selectman Bowles advised the

Greens that they would only have 12 months to complete their project. Chairman Maxfield said the Selectmen would confirm the fee to prepare the agreement with town counsel.

The Board began their review of weekly correspondence.

The Board acknowledged a request from Police Chief Bob Fiske to designate School Street to be one-way traffic in a southeasterly direction between the hours of 8:15 A.M. to 9:15 A.M. and 3:00 P.M. to 4:00 P.M. beginning March 8, 2006 for the duration of the construction at the elementary school. Chief Fiske also requested that proper signage containing this information be erected. *Selectman Little moved to adopt Chief's recommendation as presented. Second by Selectman Bowles. Selectman Little asked if March 8 was the starting date of the construction. Selectman Bowles said the start date could be adjusted if needed. It was also stated that the direction would be from Oak Hill Road to Village Road. All in favor. Motion carried.*

The Board received a memo from Jean Lee regarding Town Report and Budget questions. The Board agreed that Deborah Kardaseski's name would be included as a Selectman under Town Officers. They also agreed that the Cooperative Extension Report would not be included in the Town Report.

The Board received a memo regarding the Recreation Committee Winter Carnival scheduled for February 11.

The Board received correspondence regarding requirements for Hill Top Drive as well as Terry Drive. Roy Merrill said the Town has not required a construction bond on a Class VI road in the past. The Selectmen agreed that no bond would be required to upgrade a Class VI road provided that an inspection takes place prior to the issuance of a certificate of occupancy. Mrs. Lee was directed to draft a memo to the Code Enforcement Officer relative to this decision.

The Board received a memo from Bob Fiske requesting approval to submit a permit application for the proposed mosquito control program. Selectman Little stated that the Town does have to apply for a permit. There is no cost to the Town to apply for the permit. Mrs. Lee was directed to inform Mr. Fiske to go forward with the permit application.

The Board acknowledged the receipt of a letter from Michael Harris regarding the

warrant article for mosquito control. Selectman Little said it was unfortunate that Mr. Harris was not at the public hearing as the fact that the program is not aerial spraying. Chairman Maxfield asked Selectman Little to call Mr. Harris and explain that there would be no aerial spraying. Selectman Little said he would contact Mr. Harris.

The Board received an opinion from town counsel regarding landowner's responsibilities to maintain access to their driveways. The Board will sign the letter to Ms. Maratea at their February 7 meeting.

The Board received a copy of new rules from Department of Environmental Services regarding public beaches. These rules take effect immediately. The Board will take this under advisement at this time. Chairman Maxfield read the requirements for signage if portable radios or telephones are not available at the site. Mr. Jones was recognized from the audience and asked if this would be considered to be an unfunded mandate. This memo will also be forwarded to Bob Fiske.

The Board acknowledged a letter from Shirley Gowing regarding drainage problems on Berry Road.

The Board reviewed past due ambulance bills.

Chairman Maxfield announced that the deadline for petition warrant articles to be submitted is Tuesday, February 7. The Merrimack Valley School District will hold a public hearing on their warrant articles Wednesday, February 8 at 7:00 P.M. at the High School. The final budget hearing for Loudon's budget and warrant articles is Thursday, February 9, 7:00 P.M. at the Community Building.

*Selectman Little moved to forward the following past due ambulance bills to collection: Account #1752 in the amount of \$633.52, #31576 \$449.44, #21338 \$670.52, #31586 \$432.44, #31752 \$645.02, and #30813 \$65.35. Second by Selectman Bowles. All in favor. Motion carried.*

The Board discussed a proposal from Cartographic Associates to re-map the town, over a three-year period. The Board is contracted with this firm to maintain the current maps but feels that an entire re-mapping project is not necessary at this time. This proposal will be taken under advisement at this time.

The Board met with Fire Chief Jeff Burr. Chief Burr presented the Board with a proposed increase in the base rate for ambu-

lance billing fees. This change is needed to coincide with changes in the amounts Medicare will cover. Selectman Bowles questioned the date on the form. This will be corrected to read January 1, 2006.

Chief Burr reported that he had met with the NH Department of Labor regarding the fire department payroll issues. He provided the information that will be given to each employee. He said it was suggested to him that each employee sign an acknowledgment that they have received this information. Selectman Bowles asked Chief Burr if was going to meet with his personnel to review this material. Chief Burr said he was.

Selectman Little asked if Chief Burr had contacted Comcast regarding the Broadband connection. Chief Burr said that he had, the paperwork has been completed and faxed back to Comcast. Selectman Little asked if his budget would need to be adjusted. Chief Burr said he would look at this again to ensure enough monies are budgeted. It was also suggested that Chief Burr speak with Chief Fiske regarding a shared drop from Comcast with firewall protection.

Selectman Bowles said he cannot emphasize enough the need for Chief Burr to communicate to his personnel the new requirements for submitting payrolls, especially the forestry personnel. The employees must be very clear in what is required of them and Chief Burr needs to work with the employees on this issue.

Chairman Maxfield stated that he is in possession of a docket for superior court regarding the Town's litigation against Lee Eddins of C & S Engineering Inc. to obtain the 2005 Tax Map material. *Selectman Little moved to authorize the Chairman to sign the docket as presented. Second by Selectman Bowles. All in favor. Motion carried.*

*Chairman Maxfield moved to enter into an executive session with Fire Chief Jeff Burr to discuss a personnel matter. Second by Selectman Little. Roll Call vote, Selectman Little yes, Selectman Bowles yes, Selectman Maxfield yes. Motion carried.* Chairman Maxfield noted that the Board adjourned the executive session with Fire Chief Jeff Burr at 8:44 P.M. The purpose of the executive session was to discuss administrative and personnel matters for the fire department. *Chairman Maxfield moved to seal the minutes of the executive session until February 1, 2011. Second by Selectman Bowles. All in favor. Motion carried.*

Chairman Maxfield acknowledged Al Jones from the audience. Mr. Jones said that he would like to see the Town purchase their insurance a little differently and reviewed the multi-facet discounts available if all insurance was purchased through one carrier. He asked that the Board review this material and contact him if they are interested in obtaining a quotation.

*Selectman Bowles moved to adjourn at 8:50 P.M. Second by Selectman Little. All in favor. Motion carried.*

THE LOUDON BOARD OF SELECTMEN  
Roger A. Maxfield, Chairman  
Dustin J. Bowles, Selectman  
David M. Little, Selectman

**NEXT DEADLINE:  
Friday, March 17  
For the April Issue**



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## Selectmen's Minutes — Tuesday, February 7, 2006

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

*Also present:* Fire Chief Jeff Burr.

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

*Selectman Bowles moved to approve the Selectmen's Meeting Minutes of Wednesday, February 1, 2006 as presented. Second by Selectman Little. All in favor. Motion carried.*

Chairman Maxfield stated Road Agent David Rice was excused from tonight's meeting.

The Board met with Fire Chief Jeff Burr.

Selectman Little asked about the status of the installation for Comcast Broadband service for the Fire Department. Chief Burr stated the installation was scheduled for Wednesday, February 8, 2006.

The Board met with George Page to discuss Clough Pond issues.

Mr. Page asked if the Board had come to any resolution regarding Ms. Maratea's development and asked what the Board proposed to do about the problems. Chairman Maxfield read RSA 236:13 relative to access to public highways and driveway safety. He stated Town Counsel has recently made the Board aware of this RSA and stated the Selectmen can require a property owner to rectify any issues created by the driveway even if the property owner has secured a permit. Chairman Maxfield stated the Board has drafted a letter to Ms. Maratea which states "Due to excessive water run off from the driveway serving your properties located on Tax Map 58, Lots 018 and 021, the Town of Loudon will require you to install a dropped inlet with frame and grate and 8" piping from your driveway to the next catch basin, located down the hill, on the northeast side of Berry Road." Mr. Page stated still does not address the safety issues. He stated there are laws in place to stop these problems and public safety concludes traffic and pedestrians on the road, it is part of Loudon Zoning Ordinances. Mr. Page discussed the driveway placement and its safety issues. Pauline Touzin asked if the drainage pipe would be above ground or below ground. Chairman Maxfield stated below ground. Brewster Bartlett stated he had been at Planning Board meetings regarding Tony Merullo's subdivision on Berry Road and the Planning Board made strict requirements regarding the safety on the road. Mr. Merullo was advised that if he did not follow the requirements, he would not be getting his permits and approvals. Mr. Bartlett stated he did not understand why the Planning Board did not do anything for safety requirements for Ms. Maratea's development. Selectman Bowles stated those lots were subdivided long before he became ex-officio of the Planning Board. He stated the Planning Board could not go back and make changes to subdivisions that have already been approved. Selectman Bowles stated when these lots were approved he didn't think the Planning Board was even looking at access issues back then. Mr. Page stated in March of 1987 the Town voted in the Zoning Ordinance, which stated all non-conforming lots abutting each other by the same owner would be merged. He stated the Board has not enforced this law. There are now lots on top of the hill and lots on the bottom of the hill that Ms. Maratea is building on, but those lots should have been combined to form two lots and it has not been done. Mr. Page stated he feels his rights and the rights of town's people have been violated because the ordinance was voted in and not enforced. Mr. Page stated the Board is being

presented with a petition from registered voters to address these issues. Ms. Touzin advised the Board the petition references the Zoning Ordinance. Mr. Page stated he is asking for a cease and desist or he will be filing with the Office of the Public Integrity Office, and if needed he will file for an injunction for a cease and desist with the courts. He went on to say that Ms. Maratea owns all of the lots and the Board should have made her combine those lots. Mr. Page stated he had been told the Board doesn't totally enforce that ordinance. Chairman Maxfield stated they don't totally enforce it. Mr. Page stated the Selectmen and Zoning Board are compelled to enforce the laws and they have not done it. Mr. Page discussed the names on the deeds for Ms. Maratea. Selectman Bowles stated when Ms. Maratea went for her building permit they had to be lots of record at the time because it was not a recent subdivision. Mr. Page reiterated that those lots should have been combined based on the Zoning Ordinance of March 10, 1987. Selectman Little stated based on the information that was received from Town Counsel, the Board does have some authority to see that the safety issues with the driveway are addressed. Mr. Page stated Ms. Maratea cannot put another house on top of the hill or on the bottom of the hill based on the Zoning Ordinance. Ms. Touzin stated Ms. Maratea can replace the cabin that she has on the existing footprint, however in the January 10, 2006 meeting it was stated that Ms. Maratea has septic system approval for shared septic system for two placed down by the water. Selectman Bowles stated those approvals were not given to Ms. Maratea by the Town; it was the State who gave those approvals. Ms. Touzin stated those lots are still substandard and she cannot put two houses on it, she can only replace the existing one in the footprint. Chairman Maxfield stated he is not sure if the lots were in existence prior to 1987 or not. Selectman Little stated the records show Ms. Maratea did combine two lots, one that was next to the cellar hole and one to the south of that lot in order to get approval to build on that lot using the exact footprint of the old house. Discussion ensued regarding substandard lots. Chairman Maxfield stated the only two the Board recognized to take action on to combine were put into separate deeds before action was taken. Selectman Little stated he felt this should go to Town Counsel. Chairman Maxfield discussed the assessment issues and BTLA decision regarding an abatement. Chairman Maxfield stated he felt the Board could discuss this with Town Counsel. Ms. Touzin stated she felt there is an urgency because there is already a second foundation on the hill and they could place the house at any time. She stated as citizens, they are demanding a cease and desist order until the lot can be clarified and abided by. Chairman Maxfield stated there are two separate lots and they have building permits on both of them. Ms. Touzin read a portion of the petition referencing Zoning Ordinance 801:6 Revocation of Building Permits. She stated if the building goes up, it is going to have to come down and they are trying to deal with this before it goes any further. Selectman Little stated the Board will discuss this with Town Counsel. Ms. Touzin asked if the Board could take action and stop any further construction from taking place. Selectman Little stated this would be the first question asked. Chairman Maxfield asked for clarification on which Zoning Ordinance was being violated. Ms. Touzin stated 601:1, 802:1, 802:2, 801:6, and

205:5. She stated there are three issues, the drainage, safety, and contiguous lot. Mr. Page stated he feels the Board could put in a cease and desist order to be sure nothing further is done until the Board talks with Town Counsel. Ms. Touzin stated the Conservation Commission recommended that nothing be built in that location, and their recommendations were not taken, as well as DES also recommended nothing be built there. Chairman Maxfield stated the Conservation Commission is an advisory board. Selectman Little discussed the drainage issues and that the driveway permit had been issued prior to the Fire Department getting involved in this process. Discussion ensued regarding a timeframe for the answers from Town Counsel. Ms. Touzin stated they are not accusing anyone, mistakes can be made, and they are just trying to avoid a bigger problem. She asked if someone would contact her regarding the Board's discussion with Town Counsel. Chairman Maxfield stated he would contact her probably by Friday. Lynn LaBonte asked if the driveway was in place before anyone had approved it. Selectman Little stated the driveway permit was secured for these lots before the Fire Chief was involved in issuing driveway permits. Chief Burr stated the process now is that he and Road Agent David Rice go out and review the site prior to the driveway permit being issues. He stated he did not know what the previous Road Agent used for criteria, but he and Dave Rice use the criteria E-911 recommends. Chief Burr stated the driveway permit was issued prior to him and Mr. Rice taking over. Mr. Page discussed the Zoning Ordinance relative to driveways. An audience member asked if the Town could fall back on to State Zoning or if Town Zoning was the only option. Chairman Maxfield stated it was just Town Zoning.

Chairman Maxfield stated for the record, five pistol permits were submitted for signature and approval.

The Board met with Helen McNeil.

Ms. McNeil presented the Board with at petitioned Warrant Article for inclusion into the 2006 Town Warrant. She stated there are 63 verified registered voters who have signed the petition. The requirement is a minimum of 25.

Rodney Phillips was recognized from the audience.

Mr. Phillips submitted a letter regarding his status on the Fire Department. Mr. Phillips stated there are attached e-mails and a history for the Board's review.

Sigrid Little was recognized from the audience.

Mrs. Little advised the Board there is a matching grant available to rewrite the emergency management manual as required by State regulation. Mrs. Little will contact Nancy St. Laurent to confirm what amount would be required from the Town.

The Board began their review of weekly correspondence.

The Board was presented with the cover design for the Annual Town Report. *Selectman Little moved to accept the Town Report Cover as presented. Second by Selectman Bowles. All in favor. Motion carried.*

The Board discussed the list of proposed warrant articles. Chairman Maxfield provided the presentation list to Selectman Bowles and Selectman Little, which was then reviewed.

Selectman Little advised the Board that he had discussed the proposed mosquito control program with Michael Harris as requested.

Selectman Little asked about the deadline to amend the emergency management appropriation in reference to the proposed grant application. Chairman Maxfield stated that once the budget is adopted following the public hearing on Thursday no further changes can be made. He said that the total proposed budget at this time is \$4,047,399, which is up 1.85%.

The Board reviewed a letter from Gary Beaton.

*Chairman Maxfield moved to go into executive session to discuss confidential information regarding a personnel matter at 8:00 P.M. Second by Selectman Bowles. Roll call vote; Selectman Little yes, Selectman Bowles yes, Selectman Maxfield yes.* Chairman Maxfield stated that the Board entered into an executive session at 8:00 P.M. and exited the executive session at 8:10 P.M. The purpose was to review confidential documents, decide a plan of action and this has been accomplished.

James McNeil was recognized from the audience. Mr. McNeil advised the Board that there were five officers of the Loudon Fire Department who are at the Selectmen's Meeting tonight to show their support for Fire Chief Jeff Burr. He said that while there is always room for improvement, they support Chief Burr's job as Fire Chief.

*Selectman Bowles moved to adjourn at 8:16 P.M. Second by Selectman Little. All in favor. Motion carried.*

### THE LOUDON BOARD OF SELECTMEN

*Roger A. Maxfield, Chairman*

*Dustin J. Bowles, Selectman*

*David M. Little, Selectman*

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## Proposed Budget & Warrant Articles Hearing — February 9, 2006

Chairman Maxfield called the public hearing to order at 7:00 P.M. Present are Selectmen Maxfield, Bowles and Little.

Chairman Maxfield stated that the purpose of this hearing is to discuss any changes or additions to the budget and warrant articles that have occurred since the first public hearing held on January 24th. He stated that the first session of Town Meeting is Tuesday, March 14, 2006. Voting will take place at Fire Station #2 on Clough Hill Road and the polls are open 8:00 A.M. until 7:00 P.M. The second session will be Saturday, March 18, 2006 starting at 9:00 A.M. at the Safety Complex on Cooper Street.

Chairman Maxfield said the Board was not going to review the entire budget or warrant articles that have already been discussed. The proposed operating budget for 2006-2007 is \$4,047,399.00. This is up from last year by \$73,705.00 or 1.85%. Chairman Maxfield stated that the Board feels this is a very conservative budget. Chairman Maxfield said that the only change to the budget is on page 3, under Planning Board. Account #01-43119-300-343 Data Processing in the amount of \$500.00. This is for maintenance of the Planning Board and Zoning Board computer system. This is not to add a computer. Chairman Maxfield noted that the description under the Zoning Board budget, account #01-41913-300-343, was changed from Computer to Data Processing. Those are the only changes to the budget since the first hearing.

Chairman Maxfield noted that warrant article #6 was modified to include the words "non-aerial spraying" to define the type of mosquito control program that would be utilized. Selectman Little read the article in its entirety. Chairman Maxfield stated that article #7 is a new article. Chairman Maxfield said the Selectmen have the authority to sell land; they do not have the authority to buy land or buildings. The article reads as follows: To see if the Town will vote to adopt the provisions of RSA 41:14-a to give the Board of Selectmen the authority to acquire or sell land, buildings, or both, provided they shall first submit any such proposed acquisition or sale to the Planning Board and to the Conservation Commission for review and recommendation by those bodies. If adopted, the provisions shall remain in effect until specifically rescinded by the Town at any duly warned meeting. The Selectmen recommend this article. Tom McCue questioned the provisions of the article, which include the requirement of holding at least two public hearings on any proposed purchase. The Selectmen will confirm this requirement. Chairman Maxfield advised that article #8 is also a new article. This would change the purpose of the existing Town Office Building Capital Reserve Fund to include the wording for land acquisition and/or future construction of a Town Office Building. This article is contingent on passage of article #7 and requires a 2/3

vote. Tom McCue questioned whether there would be any affect on the current Capital Reserve Fund if article #7 is defeated and article #8 had to be tabled. Chairman Maxfield said if that happened, the current Capital Reserve Fund would remain in place. Chairman Maxfield corrected the Selectmen's recommendation of this article to a unanimous recommendation. Chairman Maxfield moved on to article #9, which is also an addition to the proposed articles. This article was submitted by petition, if for a one time appropriation to allow the Selectmen the option of purchasing land for a new town office building. If no land were purchased that appropriation would revert back to the general fund at the end of the fiscal year on June 30, 2007. Chairman Maxfield explained the content of the article. He said that the unreserved fund balance is derived from excess revenues and under expenditures. It is like a savings account. Chairman Maxfield said that a portion of the unreserved fund balance is used to reduce the tax rate. He said that the Department of Revenue Administration recommends the Town retain 5% of the unreserved fund balance. He said that He and Selectman Bowles do not support this article because they do not want to tap into the unreserved balance. They would prefer to keep those monies for any unforeseen emergency. Selectman Little stated he is the one Selectman that is in favor of this article. He discussed the issue of the Town losing out on land purchases in the past due to not having any funds available for this purpose. Chairman Maxfield discussed the Fire Marshall's report with the 18 deficiencies of the current Town Office Building as well as the structural evaluation from the Town Engineer. He stated that as a band-aid the Board has placed \$25,000.00 in the current budget to address some of the structural issues. Chairman Maxfield stated he agrees that a new Town Office Building is needed. He stated the Selectmen have increased the funds going into the Town Office Building Capital Reserve Fund from \$50,000.00 to \$100,000.00. Discussion ensued regarding how article #7, 8, and 9 are connected. Selectman Little stated if the funds were withdrawn from the Town Office Capital Reserve Fund for land acquisition it would deplete the money and it would take a while to build the funds back up for building construction. Discussion ensued regarding the reasons for article #7 and how it relates to article #9. Selectman Little stated the general consensus of the Board and the Building Study Committee is that the current site of the Town Office Building is not the best location to build the new Town Office Building. Bob Ordway asked if the lot on Foster Road had enough acreage to build the new Town Office Building. Chairman Maxfield stated he thought it was 2.5 acres. He went on to say that, he was the Chairman of the Building Study Committee and the Committee members did not agree about building on the current site. Tom

McCue stated this past Committee felt there was a clear message from last year's Town Meeting to investigate the current site. He went on to say there was no clear decision from the Committee members as to whether or not the current location was or was not the best option. Chairman Maxfield stated the last change to the warrant articles is relative to #13. He stated the Board added the work "tanker truck" into the wording of this article. Selectman Little stated this purchase is to replace a 1980's tanker truck, which is coming to its end of serviceable life. Tom McCue asked where it would leave the Fire Dept. CRF. The Selectmen stated if the budget passes as it is, that would leave \$76,853.05 in the CRF. Bob Ordway discussed the issue of the dry hydrant at the dam. Discussion ensued regarding if the dry hydrant was included in the contract or not. Mr. Ordway stated he felt this needed to be addressed now. Stuart Ramsay asked about last year's warrant article relative to a dry hydrant. Chief Burr explained that warrant article was specific to last year and for a dry hydrant on Bee Hole Road. This discussion of a dry hydrant is for the area in the Village at the dam. Discussion ensued regarding Chief Burr's budget relative to the water supply line, the plan for the bridge and dam, and the State DOT Bridge Inspection report from March 2005. Bob Ordway discussed the undermined area of the bridge abutment. Chairman Maxfield stated that the Selectmen are working with the Turner Group, as they have been the Engineering Firm that Mr. Ordway has worked with over the past few years on the bridge and dam issues. Phil Nadeau advised the Selectmen that under the Library part time wages the Library Trustees feel there will be a \$9,000.00 shortage in the budget as the budget does not allow for the addition of a part time page, and two part time clerks. The Board stated the Library Trustees never advised them of the additional employees. The Selectmen stated there is \$120,000.00 in salaries to run the Library in the proposed budget. Selectman Bowles stated he felt the Library staff would be shifting from all being upstairs to some of them working in the Children's Room. Mr. Nadeau stated they need the additional staff due to the increase in space. Selectman Bowles asked if the Library Trustees found out about this issue last night. Mr. Nadeau stated no. Chairman Maxfield stated Library Trustee Herb Huckins called him a few nights ago, but never discussed this issue. Chairman Maxfield stated the Library budget is up 22.42% over last year. The proposed figure is \$181,792.00. Selectman Bowles stated he thought the Library should run with the staff they have budgeted for the year and if they cannot manage then they should look into getting some volunteers in to help them out. Selectman Little stated if the Library Trustees really want the additional staff, they should be prepared to make an amendment to that line and a presentation at Town

Meeting as he feels it is a little late to be coming forward with this now. Selectman Bowles stated he was not comfortable changing the line now either. Paula Miller asked about the heating system for article #12 relative to the J. O. Cate Van storage building. It was stated it would be a forced hot air system. Brian Ramsay asked about the Library telephone line. The Board stated they thought the internet costs were included in this line.

Chairman Maxfield stated there are nine zoning amendments to be voted on at the first session of Town Meeting. Selectman Bowles stated the Planning/Zoning Secretary would be available to answer any questions relative to the zoning amendments. He also stated anyone could contact Mrs. Davis at the office if they have any questions. Selectman Bowles discussed the zoning issues. He stated the majority of the amendments are to be sure the definitions are included in both the Zoning Ordinance and the Land Use Regulations to be consistent. Selectman Bowles went on to say that Central NH Regional Planning Commission is working with the Board's to be sure there is consistency. Bob Ordway stated it is almost impossible to update both the Land Use Regulations and the Zoning Ordinance at the same time due to the requirements that the zoning amendments are voted on at Town Meeting, but they are working on getting everything in sink. Stuart Ramsay asked about the zoning amendment relative to cluster development. Selectman Bowles stated there are two options. Either the developer can leave the open space with the cluster and each homeowner owns a portion or they can give the open space to conservation with easements. Discussion ensued regarding open space options.

Chairman Maxfield closed the Public Hearing for the second Budget Hearing to the public and opened it to the Board of Selectmen. Chairman Maxfield moved to adopt the 2006 – 2007 Town Operating Budget in the amount of \$4,047,399.00. Seconded by Selectman Little. All in favor. Motion carried. Selectman Little moved to adopt the Loudon Town Warrant State of NH as written. Seconded by Selectman Bowles. All in favor. Motion carried.

Tom McCue reminded those present of Candidates Night on Wednesday, March 1, 2006 in the Community Building and on Thursday, March 9, 2006 the Merrimack Valley School District Annual Meeting. Chairman Maxfield stated the proposed MVSD Operating Budget for 2006 – 2007 is \$31,943,676.00, which is up 4.64%.

Selectman Bowles moved to adjourn the meeting at 8:13 PM. Seconded by Selectman Little. All in favor. Meeting adjourned.

*THE LOUDON BOARD OF SELECTMEN*  
*Roger A. Maxfield, Chairman*  
*Dustin J. Bowles, Selectman*  
*David M. Little, Selectman*

Kim Bean

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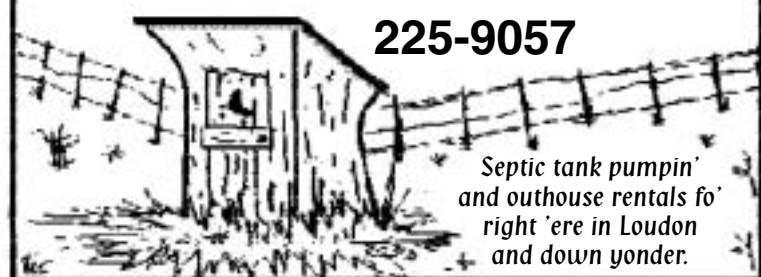
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## Planning Board Minutes — January 19, 2006 (DRAFT)

### ATTENDANCE:

Dustin Bowles, Ex-Officio; Bob Ordway, Henry Huntington, Tom Moore, Stanley Prescott and alternates Clem Lyon and Jason Masse were present. Chairman Gary Tasker and Vice Chairman Tom Dow were not present. Alternates Clem Lyon and Jason Masse will be voting members. Bob Ordway will be acting Chairman.

### ACCEPTANCE OF MINUTES:

**December 6, 2005 Zoning Workshop.** Henry Huntington made a motion to accept the minutes as written. Seconded by Tom Moore. All were in favor.

**December 15, 2005 Public Hearing.** Clem Lyon made a motion to accept the minutes as written. Seconded by Jason Masse. All were in favor.

**December 19, 2005 Zoning Workshop.** Clem Lyon made a motion to accept the minutes as written. Seconded by Henry Huntington. All were in favor.

### DISCUSSIONS:

**Rocco Bagone** — Mr. Bagone stated he had received a letter from the zoning enforcement officer. Mr. Bagone read the letter dated December 15, 2005 into the record, "Dear Rocky, After speaking with you today on the telephone in regards to my letter to you of December 9, 2005, you stated that the only structures on the property is a camper trailer home which is not on a permanent foundation and an 8 x 12 storage shed. Thank you for your return call regarding this issue. Sincerely, Robert N. Fiske."

Conservation Commission representative Colin Cabot was present.

Mr. Bagone stated the reason he was here is to discuss building a residence on the property and a bath house located out back. Mr. Bagone stated he is considering a log cabin or post and beam construction and furnished sketches of the building type. Mr. Bagone stated he is thinking of a 24' x 32' building and zoning allows an accessory use of the property as a campground.

Ex-Officio Dustin Bowles joined the Board.

Mr. Bagone stated the building site is within the lot setbacks and wetland setbacks. Mr. Bagone stated the residence will be used as a registration office for the campground. Mr. Bagone stated the bath house will be barely over 100 sq.ft. and will have showers and toilets, to get away from the portopotty's. Bob Ordway stated this was an informal discussion and abutters have not been notified. Mr. Ordway asked if there were any questions or comments from the public. There were none. The hearing was

closed to the public and open to the Board only. Mr. Ordway asked what type of septic system is on the site. Mr. Bagone stated the State agreed on a septic to accommodate 41 camper sites, 4 showers, 2 additional campers and dumping facilities for these campers. Mr. Ordway asked if this is classified as a dump station. Mr. Bagone replied yes. Clem Lyon asked if this will be Mr. Bagone's primary residence. Mr. Bagone stated yes. Mr. Ordway stated ultimately Mr. Bagone will come to the Board for site plan review. Henry Huntington stated the house as a primary residence just has to follow the regulations of the Town; the Board's concern would be the bath house. Mr. Bagone stated the property is not residential use and the house has an office, so he will need site plan review. Dustin Bowles asked if the house was allowed in a campground or does it require a special exception. Mr. Bagone stated when he got his special exception for a campground in the AFP District the zoning at the time stated a residence was permitted as an accessory to the business. Mr. Bowles stated the Zoning Ordinance and the special exception should be reviewed. Mr. Bagone stated the site plan will be submitted within the next couple of months.

**Dan Aversa** — Mr. Aversa stated he has approached the Fire Department about sprinkling the remaining houses on Wellington Lane instead of using a cistern and the Fire Department liked the idea. Mr. Aversa stated they agreed to put a cistern on the corner of Bee Hole and Chichester Roads instead. Mr. Aversa stated the Fire Department has submitted a letter to the Planning Board and he will need the Planning Board's approval to do this because it is on a previously approved subdivision. Mr. Aversa stated the first house on Wellington Lane is already built and will not be sprinkled. Mr. Aversa stated they would like approval to sprinkle the Wellington Lane houses and will put the cistern wherever the Fire Department wants it. Bob Ordway stated the cistern will protect the houses in Loudon Woods Estates and not the Wellington Lane houses. Mr. Aversa stated it will supply water to the neighborhood and therefore serve Wellington Lane. Mr. Aversa stated the ground is flat near the corner and is a safer access for the fire trucks, the cistern will hold 30,000 gallons. Stanley Prescott stated the plan will need to be revised with a note stating the houses are sprinkled. Tom Moore asked who maintains the cistern. Dustin Bowles stated the developer gives the Town an easement and then it becomes the Town's. Mr. Prescott asked if Loudon

Woods houses will be sprinkled. Mr. Aversa stated not if he puts the cistern in. Mr. Prescott stated if the houses were sprinkled the Town will not have the cistern maintenance. Mr. Aversa stated the cistern will protect within 1,000 foot radius. Mr. Bowles stated this will not reach Wellington Lane and he would like to talk to Jeff to see what the Fire Departments thinking is behind this. Mr. Aversa stated NFPA prefers sprinkling and although the fire department agrees they would like a water supply in that area. Mr. Aversa stated they do not need an answer tonight. Mr. Prescott stated he feels Wellington Lane is not the problem; the cistern at the corner is the issue. Mr. Bowles stated there is a fire pond going in up the road and would prefer a cistern up by Wellington Lane. Mr. Bowles stated the Board can get back to Mr. Aversa by the next meeting. Mr. Prescott asked if the area on the corner is wide enough to get a bunch of trucks to the cistern. Mr. Prescott stated these are the scenarios he is looking at due to recent events on Pleasant Street Extension. Tom Moore stated the Town is going to need cisterns and there is not a good dam system in the Village now. Mr. Moore added that as water supplies get low, we need to keep our options open. Bob Ordway stated the Board needs to speak to the Fire Department and will postpone until they consult with them.

### CONCEPTUAL CONSULTATION:

**Dan Aversa — Loudon Woods Estates, Bee Hole Road.** Monty Grace from Holden Engineering presented the project. Mr. Grace stated the property is 38.8 acres with frontage on Bee Hole and Chichester Roads. Mr. Grace stated there are five lots that were previously subdivided out and they are proposing thirteen new lots, six with frontage on Bee Hole Road and Chichester Road. Mr. Grace stated the remaining lots will have frontage on a proposed new road. Mr. Grace stated they will need a waiver for a 1,087' roadway. Mr. Grace stated the extra 87' allows a seventh lot and in exchange they will grant an easement across to the abutting property. Developer Gary Vermette stated they have put a 100' buffer zone around the brook instead of the required 75'. Mr. Grace stated the cistern is not yet depicted on this plan. Mr. Aversa stated it will be put around lot 1. Colin Cabot stated there are important hydrological connected soils and the Conservation Commission is concerned with how the water will cross the road and would like this issue addressed the next time they see this plan. Mr. Bowles stated there were

issues with the widening of Bee Hole Road and asked if this is addressed on the plan. Mr. Aversa stated that was done and will be on the actual plans. Stanley Prescott stated if the Fire Department needs to get 4-5 trucks to the cistern they are going to need some place to pull over. Mr. Prescott stated he hopes the Fire Department addresses this issue. Henry Huntington stated the Board needs to look at Bee Hole Road again and require that road be addressed with this plan. Bob Ordway stated he is an abutter and if the Board was making any formal actions he would step down, but seeing as this is an informal discussion he has a question about the easement to the adjoining property. Mr. Aversa stated the woods road is not on the conceptual plan but they are intending to keep it where it is. Mr. Ordway stated he is looking for a road wide enough to get a logging truck over. Mr. Aversa stated it would be a recorded easement. Mr. Ordway stated the Board would like to do a site walk when the formal plans are in. Mr. Prescott stated there may be land that abuts this that we may want to hook a road to. Mr. Aversa stated the Brook is in the way and isolates this. Mr. Prescott stated it should be considered for the future. Mr. Ordway stated it would make sense to combine this with the easement.

**Dan Aversa — Bee Hole Road, Map 21, Lot 23.** Mr. Aversa stated this is located at Bee Hole and Wiggins Roads, 1-1/2 miles from Chichester Road. Mr. Aversa stated the lot is 11 acres with 600' frontage along Bee Hole Road, jogs around Kendall Gay's property, back to Wiggins Road. Mr. Aversa stated he is proposing three lots. Mr. Aversa stated there would be a minor wetland impact for the back lot with the driveway in option one. Mr. Aversa stated option two would be to share a driveway for lots two and three; Mr. Gay uses Wiggins Road like a driveway and it would be intrusive to use as well. Mr. Aversa stated the wetlands have been delineated by Peter Schauer. Mr. Aversa stated the lots are 3.7, 3.9 and 3.5 acres. Dustin Bowles asked if there is 200' of frontage on Bee Hole Road for lot 3. Mr. Aversa stated he will have to speak to the surveyor. Stanley Prescott stated a 75' buffer around the wetlands will reduce the buildable area. Mr. Prescott stated the regulations need to be reviewed. Mr. Bowles stated in instances like this the Town steers strongly away from shared driveways.

### OLD BUSINESS:

**Application #05-25, Michael Minery, Lot Line Adjustment & Minor Subdivision,**

*Planning — cont. on 24*



**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

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**Planning — cont. from page 23**

**Located on Route 129, in the RR District. Map 30, Lots 26 & 28 and Map 40, Lot 13.** Abutter Greg Fillmore was present. Mr. Minery stated he has added a lot line adjustment with Mr. Fillmore; currently the brook is the property line, he is proposing to straighten out that line and swap corners with Fillmore. Mr. Minery stated the 180 x 240 box fits in the lot. Mr. Minery stated he has a driveway permit and a revision on the subdivision approval from the State. Mr. Minery stated there is a 50' path of land to the back lot. Mr. Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Mr. Ordway stated he thinks it looks good. Dustin Bowles asked if the abutter out back will use the new right-of-way to access his lot. Mr. Minery stated yes and he will change the deeds to reflect this. Mr. Bowles asked what is the acreage on Lot 28. Mr. Minery stated he thinks it is approximately 2-2 1/2 acres. Henry Huntington stated the acreage should be shown on the plan. Stanley Prescott stated the 75' buffer from the brook needs to be on the plans for both sides of the brook. *Tom Moore made a motion to approve the Lot Line Adjustment. Seconded by Dustin Bowles. All were in favor. Henry Huntington made a motion to approve the subdivision with two changes to the plan. 1) The acreage for Map 30, Lot 28 is noted. 2) The 75' wetland buffer is shown on both sides of the brook. Seconded by Jason Masse. All were in favor.*

**Application #05-11, Wildwood Sanctuary Association, Inc. — Major Subdivision, Located on Youngs Hill Road, in the AFP District. Map 34, Lot 2.** No abutters were present. Ray Shea from Sandford Surveying presented the application. Mr. Shea stated they have received their special exception to impact the wetlands from the Zoning Board. Mr. Shea stated Mr. Lapadula has purchased the property. Mr. Shea stated with the changes to the subdivision regulations they are reluctant to go any further with details until after March. Mr. Lapadula stated he has reviewed the proposed regulations and is more favorable towards open space development. Mr. Lapadula stated the Conservation Commission is unfavorable with lot 5 and he is trying to minimize the impact on the environment; the Conservation Commission preferred the open space design and he is willing to go back to it. Jenene Hersey stated she lives on Young's Hill Road and asked if this means the road will be widened and paved. Bob Ordway stated the Board has not discussed this with the developer yet. Tom Moore stated the developer will

need to prove the open space concept has some value to the Town. Mr. Lapadula stated he has brought his numbers with him and the road cost figures are around \$200 a foot plus the cost of land, engineering costs, etcetera and he would like ten open space lots. Mr. Moore stated the idea of open space is to not build more than you could with a conventional plan. Mr. Lapadula stated he would be willing to do nine lots but it all comes down to numbers. Mr. Lapadula stated he feels it has value; it is a shorter road for the Fire Department and has a conservation easement and parking for public access. Stanley Prescott stated when the Board went on the site walk the feeling was the contours that were represented were not what was in the field and asked if this has been rectified. Mr. Lapadula stated lot 5 was hand topographed as well as everything 100 feet off the road. Mr. Shea stated there has been a lot more ground work done. Mr. Shea asked if the Board would like density determined by subtracting wetlands and steep slopes or by submitting a conventional plan. Mr. Shea stated he has received the new regulations last week and is still reviewing them. Mr. Shea stated this property would be a buffer to the conservation area next door. Henry Huntington stated he would like to see the open space concept with this plan. Colin Cabot stated Mr. Lapadula has been before the Conservation Commission several times and has bent over backwards to do the right thing. Mr. Cabot stated if there was ever a property with conservation value this is it. Mr. Prescott asked what the total for the wetlands is. Mr. Shea stated he looked at the regulations and was confused; but he does not know the exact total yet. Mr. Shea stated maybe after Monday nights public hearing he will understand the regulations better. Dustin Bowles stated the intent of the regulation was we didn't want to see 40% wetlands; the new regulations are also going to require 6 house clusters. Mr. Bowles stated the conventional subdivision shows 9 house lots and the Board is only going to allow 9 lots in the open space plan. Mr. Lapadula stated to widen and pave Young's Hill Road the 10th lot enables him to double what he can do on Young's Hill Road. Mr. Ordway stated the Board needs to decide tonight if this proceeds as open space or a conventional plan; it sounds like the Conservation Commission, a couple of Board members and the developer would like to proceed as an open space plan. Mr. Bowles stated the developer has been very patient and the Board has not tried to steer him wrong. *Tom Moore made a motion to request the developer to incorporate the open space concept to this parcel. Seconded by Stanley Prescott. All were in favor. Henry Huntington made a motion to continue this hearing. Seconded by Dustin Bowles. All*

*were in favor.* This application will be heard on February 16, 2006, at 7:00 p.m., at this facility. This is the only notice.

**Application #05-32, Northern Design Precast, Inc. — Major Site Development, Located on 51 International Drive, in the C/I District. Map 50, Lot 24.** No abutters were present. Owner Bradley Thompson presented the project. *Stanley Prescott made a motion to accept this application as complete and move directly to a public hearing. Seconded by Dustin Bowles. All were in favor.* Mr. Thompson stated there were two areas of concern last month that have been addressed; the first was fire protection and they have meet with the Fire Department and committed to a 24 hr. monitored fire alarm system. Mr. Thompson stated the second issue was completing a surveyed plan confirming the setbacks for the building and they have done this. Tom Moore asked if the roofline will be the same. Mr. Thompson stated the addition is by the same manufacturer, with the same colors and roofline as the existing building. Bob Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Tom Moore asked if there is additional lighting. Mr. Thompson stated there are existing lights and they have added lights since the original site plan was done. Mr. Thompson stated the lights are directed down except the flag pole and sign are illuminated. *Dustin Bowles made a motion to approve the application as presented. Seconded by Clem Lyon. All were in favor.*

**NEW BUSINESS:**

**Application #06-01, Walter Lampron, Major Subdivision, Located on Clough Hill Road & Route 129, in the RR District. Map 23, Lot 16.** Abutters Marie and Ken St.Cyr, Elgie and Rosemary Goodwin, and Paul and Jean Stearns were present. Steven C. Luger Licensed Land Surveyor represented the applicant and Ken Conte of Buy Right LLC. Mr. Luger stated they were here for a discussion last month and have delineated the wetland buffers at the request of the Board. Mr. Luger stated they have good test pit results and they have put the 180' x 240' box on the parcels. Mr. Luger stated they have received State subdivision approval. Mr. Luger stated 25' from the center line of Clough Hill Road has been marked and noted on the plan as an easement for future improvements to the road. *Tom Moore made a motion to accept this application as complete and move directly to a public hearing. Seconded by Henry Huntington. All were in favor.* Paul Stearns stated he lives across the street and is concerned with headlights shinning in his house from the driveway. Mr. Luger stated they will look at the location of Mr. Stearns house again and see if they can move things around. Mr. Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Mr. Luger stated Mr. Prescott asked about the State right-of-way and they have done their due diligence and found no records for this particular section, they have also checked on Clough Hill Road and found that section to be bound by stone walls on either side. Henry Huntington asked how much of the remainder is wetland. Mr. Luger stated they do not know because they are not impacting this area. Bob Ordway stated there is a waiver request for the site specific soil map. Mr. Luger stated in the process of surveying they consulted with the Merrimack County Soil Service USDA maps and have shown this information, also during test pitting the soil maps conformed to the field data. *Clem Lyon made a motion to approve the waiver of site specific soil map and State and federally designated wetlands. Seconded by Henry Huntington. All were in favor.* Mr. Prescott asked

if all three sheets will be recorded. Mr. Luger stated sheet 1 of 3 and 3 of 3 will. Mr. Prescott asked if the final plan will show the 25' and 75' wetland buffers with the notes. Mr. Luger stated he has the lines, no notes. Mr. Moore stated the no cut zone is the 25' and 50% cut on the 75' line. Mr. Ordway stated we phrase that no cut for 25' and cut up to 50% of the basal area on the 75'. Mr. Ordway stated this is the first formal meeting and should be continued next month. Mr. Bowles stated it could be finished tonight but there are things the Board has asked for changes on. Mr. Lampron asked why it has to be continued. Mr. Ordway stated the Board would like to review the changes to the plan. *Dustin Bowles made a motion to continue this hearing. Seconded by Stanley Prescott. All were in favor.* This application will be heard on February 16, 2006, at 7:00 p.m., at this facility. This is the only notice.

Dustin Bowles stepped down from the Board.

**Application #06-02, Judith Merrow Trust, Major Subdivision, Located on Flagg, Wyman & Old Shaker Roads, in the RR District. Map 48, Lot 5.** Abutter Dustin Bowles was present. Chris Bofinger from P.C. Bofinger Land Surveying PLLC represented the applicant. Mr. Bofinger stated this subdivision creates a 2.24 acre lot and a 3.58 acre lot leaving 46.55 acres remaining. Mr. Bofinger stated the subdivided lots are on Old Shaker Road. Mr. Bofinger stated lot 1 has 222' of frontage and lot 2 has 201'. Mr. Bofinger stated the 180' x 240' box fits in both lots and they have received State subdivision approval. *Tom Moore made a motion to accept this application as complete and move directly to a public hearing. Seconded by Stanley Prescott. All were in favor.* Mr. Ordway asked if there were any questions or comments from the public. There were none. The hearing was closed to the public and open to the Board only. Mr. Bofinger stated there is a mistake on the plan, the lot to the east is actually Map 58, Lot 134 and he has fixed this. Mr. Ordway stated he has a request from the Fire Department; this subdivision now makes four subdivisions off the parent parcel and any future development will require a cistern or water hole. Mr. Prescott stated next time the lot is subdivided the Board would like to see a conceptual for the whole lot. Colin Cabot stated a conceptual would give the Conservation Commission piece of mind. Judith Merrow stated she has no further intentions to subdivide as long as she is around. Mr. Prescott asked if the buffers to the wetlands are shown. Mr. Bofinger stated yes and they refer to Section 23.12.5 of the Land Development Regulations. Mr. Ordway asked if the lots are flagged. Mr. Bofinger stated they are mostly defined by stonewall. Mr. Ordway asked for the corners on Old Shaker Road to be marked, so the Board members can go out and look before next month. Mr. Prescott stated he prefers the buffer notes not reflect the regulations but rather state 25' no cut zone and the next 50' allow 50% of the basal cut, it follows the Shoreland Protection Act. Mr. Bofinger stated he will make this change. *Stanley Prescott made a motion to continue this hearing. Seconded by Henry Huntington. All were in favor.* This application will be heard on February 16, 2006, at 7:00 p.m., at this facility. This is the only notice.

Dustin Bowles returned to the Board.

**Application #06-03, Peter & Gary LLC, Major Subdivision, Located on School Street, in the RR District. Map 38, Lot 8.** No abutters were present. The applicant was not present. Dustin Bowles stated there is no continuation request. Mr. Ordway stated there is no motion to continue.

**Planning — cont. on 25**

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**Planning — cont. from page 24**

Bob Ordway stepped down from the Board. Henry Huntington will act as Chairman.

**Application #06-04, Land of Colleen Sliva, Minor Subdivision, Located on Bee Hole Road, in the RR District. Map 3, Lot 6.** Abutters Bob Ordway and Lionel Tandy were present. Web Stout from FWS Land Surveying represented the applicant. Henry Huntington stated the application is incomplete but he will let the applicant present the subdivision. Mr. Stout stated the subdivided lot consists of 2.33 acres with 1.9 acres contiguous buildable area. Mr. Stout stated they are proposing the property line follow Bee Hole Brook. Mr. Stout stated they are waiting for State subdivision approval. Henry Huntington asked if there were any questions or comments from the public. Bob Ordway asked if the Brook crossing is on this lot. Mr. Stout stated it is on the abutting lot. Lionel Tandy asked if this will come back next month. Mr. Huntington stated yes the Board has not accepted this as complete yet; there is a good chance it will get approved next month. Mr. Tandy stated he is concerned with construction vehicles. Dustin Bowles stated construction will not start until 2008. Mr. Tandy asked if there is room to store vehicles off the road while work is being performed. Mr. Huntington stated the Board is not charged to control this; it would be police enforcement or the Selectmen who would take this issue up. Henry Huntington asked if there were any questions or comments from the Board. Tom Moore asked where the house will go. Mr. Stout stated the house can go into the shoreland buffer, it can be 50' from the shoreline. Mr. Stout stated the area was cut 6-7 years ago and there is mostly sucker growth. Mr. Prescott stated he would like the 25' no cut added and the 75' 50% of basal area cut added to the notes; in the legend show what the lines are. *Dustin Bowles made a motion to continue this hearing. Seconded by Jason Masse. All were in favor.* This application will be heard on February 16, 2006, at 7:00 p.m., at this facility. This is the only notice.

Bob Ordway returned to the Board and will act as Chairman.

**Application #06-05, H. Wayne Thistle, Lot Line Adjustment & Major Subdivision, Located on Young's Hill Road, in the RR District. Map 25, Lots 11 & 23.** Abutters Jenene Hersey, Glen Whitney, Earl Tuson and David Trow were present. Web Stout from FWS Land Surveying represented the applicant. Bob Ordway stated this application is not complete so this will only be an informative meeting. Mr. Stout stated this is a 33.6 acre piece with a 700' road, 900' around the cul-de-sac. Mr. Stout stated they are proposing four lots and lot 23-3 is 24

acres; there is a 150' wide utility easement down the back of the property. Mr. Stout stated all of the wetlands have been identified and suitable locations for the driveways are marked. Mr. Stout stated Mr. Thistle has met with the Conservation Commission and is proposing a wetland crossing on lot 23-3 for a driveway with minor impact. Mr. Stout stated they may have a waiver for an 8% grade on the road. Tom Moore asked if there are any driveways in the area of the waiver. Mr. Stout stated no. Clem Lyon asked what kind of fire protection is proposed. Mr. Stout stated sprinklers. Glen Whitney asked why the driveway for the first lot is not off of the new road. Mr. Stout stated Mr. Thistle can build one house on the whole lot now, without the new road built. Mr. Whitney asked if the driveway can be moved to the new road later. Mr. Stout stated he can discuss this with Wayne. Jenene Hersey stated if the road is paved and widened, will Mr. Thistle be taking a percentage of her road frontage because her house is already on the edge of the road. Dustin Bowles stated if Mr. Thistle improves the road it will not be in front of her house but rather from the subdivision towards Route 129. Mr. Stout stated Mr. Thistle has met with the road agent and is looking for about one foot on the opposite side of the road; most of the land will come from Mr. Thistle's side. Ms. Hersey stated she is also concerned with the proximity of the leach field on the first lot to her property. Mr. Stout stated the State allows leach fields within ten feet of the property line; Loudon has a stricter 30' setback. Ms. Hersey stated her property slopes down from this lot and the runoff will drain onto her lot. Mr. Stout stated he is not a hydrologist but the new leach field will meet the current regulations. Mr. Whitney asked if this subdivision needs approval first to build on the front lot. Mr. Bowles stated no, Mr. Thistle has a 2006 building permit and can put one house on the entire parcel. Stanley Prescott stated the original subdivision was approved in October of 2004. Mr. Whitney stated if Mr. Thistle can build the first house now, he is not going to move the driveway when the road finally gets built. Mr. Ordway stated it is still worth asking Mr. Thistle. Ms. Hersey stated she is also upset she got a certified letter to come when this is unofficial; her words are going on deaf ears. Mr. Ordway stated the abutters are getting heard and their comments are just as valid. Earl Tuson inquired if the 25' and 75' wetland buffers are enforced if the wetlands are on his property. Mr. Tuson stated the wetlands do not come to an abrupt end at his property line and the wetland buffers should angle with the actual line of the wetlands. Mr. Stout stated he does not survey into abutting property. Mr. Tuson asked the Conservation Commission's opinion on the wetland crossing for the driveway.

Colin Cabot stated this would be the least intrusive point to cross and creates a minimal impact. Mr. Stout stated they are only waiting for State subdivision approval and are not required to have site specific, the crossing is under 100,000sq.ft. and only requires a Federal notice. Henry Huntington stated he would like to address the issue of wetlands on Mr. Tuson's property inquired if the 75' setback from Mr. Tuson's property could fall onto this property. Mr. Ordway stated the regulations do include wetlands on adjacent property. Mr. Tuson stated the surveyor has permission to enter his property. Mr. Stout stated he will flag the wetlands in this area. *Jason Masse made a motion to continue this hearing. Seconded by Dustin Bowles. All were in favor.* This application will be heard on February 16, 2006, at 7:00 p.m., at this facility. This is the only notice.

**Application #05-28, ESMI, Major Site Plan, Located on International Drive, in the C/I District. Map 50, Lots 1-1 & 1-2.** Abutter Greg Fillmore was present. Ray Shea from Sandford Surveying presented the application. Mr. Shea stated this plan consolidates two lots into one for a storage area. Mr. Shea stated they received site specific approval from the State and a special exception from the ZBA. Mr. Shea stated at design review they were asked to consolidate the lots for industrial use. *Dustin Bowles made a motion to accept this application as complete and move directly to a public hearing. Seconded by Tom Moore. All were in favor.* Mr. Shea stated they are requesting a waiver of the elevations tied into USGS Benchmark. Mr. Shea stated the previously approved plans for these lots utilized an assumed datum with benchmarks shown on the plan; for continuity with those plans, we would like to continue using the same datum. Mr. Shea stated this was based on an assumed elevation of 100', it is probably off by 500'. *Stanley Prescott made a motion to approve the waiver for the elevation. Seconded by Henry Huntington. All were in favor.* Mr. Shea stated they are requesting a waiver of the site specific soils mapping. Mr. Shea stated the wetlands on site were delineated using the required mapping methods by a certified wetland scientist; the majority of the remaining upland was disturbed and contains a paper/fiber mix material of .5 to 2 feet of surface fill; this area will further be filled to create a raised site. Mr. Shea stated therefore, we feel site specific soil mapping of the entire site would not be beneficial for this application. *Henry Huntington made a motion to approve the waiver for site specific soil mapping. Seconded by Dustin Bowles. All were in favor.* Mr. Shea stated there are two access points, one from ESMI and one from International Drive. Mr. Ordway asked if the cul-de-sac road is being used. Mr. Shea stated only to meet the required frontage; it

will not be used for access. Stanley Prescott asked if International Drive is a private road. Greg Fillmore stated yes. *Tom Moore made a motion to approve the application as presented. Seconded by Henry Huntington. All were in favor.*

**BOARD DISCUSSIONS:**

**Capitol Improvements Program** — Bob Ordway stated he and Tom Moore were on the committee and he thinks this plan is great and is glad to see it done. Tammy Davis stated the updated CIP's were distributed last month and asked if anybody had any changes to it. Tom Moore inquired into the planned date to replace the grader. *Henry Huntington made a motion to adopt the updated CIP. Seconded by Clem Lyon. All were in favor.*

Bob Ordway stated ownership of Hefron's Villages at Loudon has changed hands. Mr. Ordway stated the new developer needs to understand they are picking up everything that Hefron has agreed to with the Town of Loudon, whether they know about it today or not. Mr. Ordway stated they need to understand when they accept the project they are accepting it all; agreements made with the Town and agreements with the engineering firm. Mr. Ordway stated the office has addressed the outstanding bonds, engineering fees, and sidewalk agreement. Mr. Ordway asked if anybody remembers any agreements with Ranger Realty. Henry Huntington stated there were issues about the access for abutters with the class VI road. Dustin Bowles stated there is a turn around easement with Foster Road and the new roadway is not going to be a public road. Stanley Prescott asked what has happened with the Volunteers of America's elderly housing project. Mr. Ordway stated they have bought or agreed to buy the Brown property and this should solve their issues; they are coming back to the ZBA this month with an engineered plan. Mr. Ordway stated after the ZBA they will be before this Board.


**Report of the Board of Permit** — Bob Ordway stated there was no Board of Permit.

**Report of the ZBA** — Tammy Davis stated the Volunteers of America are on the agenda for an amendment to their special exception to include the new area of land they are purchasing. Ms. Davis also stated there is a building permit extension coming in for discussion.

**ADJOURNMENT:**


*A motion to adjourn was made by Henry Huntington at 10:37 p.m., seconded by Dustin Bowles. All were in favor.*

*Respectfully submitted,  
Tammy Davis, Secretary*



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## Zoning Board Minutes — January 26, 2006 (DRAFT)

Chairman Roy Maxfield called the Loudon Zoning Board of Adjustment meeting on January 26, 2006 to order at 7:30 p.m. at the Loudon Community Building.

The following members were present: Roy Maxfield, Chairman; Ned Lizotte, Vice Chairman; Steve Ives, Dave Powelson and alternate George Saunderson. Alternate Jon Huntington was not present. George Saunderson will be a voting member.

Roy Merrill stepped down from the Board.

### ACCEPTANCE OF THE DECEMBER 22, 2005 MINUTES:

*Ned Lizotte made a motion to accept the minutes as written. Seconded by Steve Ives. All were in favor.*

### PUBLIC HEARINGS:

**Case #06-01 – Volunteers of America – Amended special exception for elderly housing, South Village Road, Map 20, Lots 10 & 9.** Abutters have been notified. Roy Maxfield stated the applicant had previously received a variance for the number of units under one roof and a special exception for the use of the land on Lot 10. Julia Wilcox from the Volunteers of America stated they are requesting a special exception for elderly housing on Lot 9. Ms. Wilcox presented a plan of the revised site. Ms. Wilcox stated they had originally planned to use the back half of Lot 10, but it turned out there was not enough buildable land. Ms. Wilcox stated when a building has 25 or more people, it is required to have 6 buildable acres; there was only 5 buildable acres in the original 10 acre lot. Ms. Wilcox stated they looked at options around them and approached Lot 9 in hopes they would sell. Ms. Wilcox stated they have now secured Lot 9 under option and it is 8 acres. Ms. Wilcox stated according to the elderly housing zoning they are required to have a minimum 10 acres. Ms. Wilcox stated they have renegotiated for a piece of the original parcel to make the 10 acre requirement; the road, well, septic, and building will be on Lot 9 except for the peak of the well radius on Lot 10. Ned Lizotte asked if the additional 2 acres from Lot 10 have been secured. Ms. Wilcox stated she has the 8 acres from Lot 9, but needs an appraisal done on Lot 10 before she can finalize the deal. Roy Maxfield asked what the price for the 2 acres is. Ms. Wilcox stated \$160,000. Ms. Wilcox stated it is a financial issue and she is only

allowed to pay fair market value; she has to prove what the appraised value of the land is. Roy Maxfield stated it looks like the issue is a special exception for Lot 9 with a variance to reduce the lot size or a determination of fair market value for the 2 acres on Lot 10. Roy Maxfield asked Mr. Merrill if his quote is fair market value. Roy Merrill stated the original plan could have fit on Lot 10 with the purchase of some additional acreage if they wanted to pay the price for this lot. Mr. Merrill stated he has a determination that is a non-negotiable price at this point; as far as the special exception, he does not see why the negotiations are an issue for the Town. Roy Maxfield stated it is not an issue, he was asking if this was fair market value for two acres. Mr. Merrill stated yes. Ms. Wilcox stated she is concerned if she has an appraisal and the selling price does not come back as fair market value, her whole deal goes out the window. Roy Maxfield stated he understands the government requires it must be fair market value. Ms. Wilcox stated yes. Bob Ordway stated what he is hearing gives him concern because this project has hung in limbo because of land issues. Mr. Ordway stated since he chairs the Citizens Advisory Committee most of the questions and concerns end up with him. Mr. Ordway stated this is an important project for the Town of Loudon and it is hung up on issues of securing enough property. Mr. Ordway stated the 32 units have a waiting list of people who want to move in and the whole project may be in jeopardy over this land issue. Mr. Ordway recommended the Board consider a variance to reduce the acreage requirement from 10 to 8 acres. Mr. Ordway stated the ordinance was written not thinking of this situation and next year it may need to be revised for this sort of project. Roy Maxfield stated he has a couple of issues brought to his attention; if the building is not filled with elderly residents does HUD require the building to be filled with section 8 residents. Ms. Wilcox stated no this will never be a section 8 project. Ms. Wilcox added if the building was not filled with people 62 or older that meet the income guidelines they would lower the age to 58 or possibly increase the income limit a little. Craig Maxfield asked if only one person has to be 62 and can children live there. Ms. Wilcox stated yes only one person has to be 62 and the spouse or significant other does not. Ms.

Wilcox stated a child could care for a parent or a grandparent could care for a child but they are only one bedroom apartments and you have to take into consideration everybody's income. Roy Maxfield stated Lot 10 will retain the elderly housing use for the land because it was previously approved; now we are looking at the special exception for this lot and he is leaning towards a variance. Roy Maxfield asked if there were any questions or concerns from the public. Edward Dumais stated he lives on Lot 7 and is concerned with the parking lot. Ms. Wilcox stated the original plan had everything on Lot 10. Craig Maxfield stated he lives on Lot 8 and is concerned with how the parking lot will be lit and how far back it will be from his property line; where are the cars going to enter the lot. Ms. Wilcox asked if Craig Maxfield had a suggestion. Roy Maxfield stated the driveway has to be 30' from each side property line. Craig Maxfield stated that puts the driveway right on the corner. Ms. Wilcox stated they will work with Craig on the lighting issue so it is not shinning in his windows. Dave Walker from Bedford Design Consultants stated the parking lot is about 25' from the property line. Mr. Ordway stated these discussions are a better subject for site plan review before the Planning Board; these issues of detail are taken up there. Mr. Ordway stated those decisions are made by the Planning Board and abutters will be notified when the Planning Board meeting is scheduled. Mr. Lizotte asked why the parking lot and building are pushed to the front of the lot and asked if the wells have to be where they are shown. Ms. Wilcox stated there is a 100 year flood plain through the back of the property and you cannot build in it. Mr. Walker stated this is a conceptual site plan to see if the building, parking, septic system and wells will fit on the site; additional engineering details still have to be considered. Mr. Dumais stated he knows things are going to go the way the Town wants them to go, but he would like to plead to the Board; he has been here for 34 years and he wants the Board to think about the impact on his property value. Mr. Dumais stated he is shocked he will have a parking lot in his backyard. Mr. Merrill stated the project will not go through with a variance anyway because the well radius goes into his land. Mr. Merrill stated he understands the appraisal will be on the whole property. Mr. Merrill stated one way or the other, whichever property the building is located on, the well radiuses extend into the abutting property. Mr. Merrill stated originally the Brown's would not negotiate anything and now that has changed; so now we have the current agreement that if it is appraised up as a whole parcel should work. Mr. Lizotte asked for an explanation of the appraisal. Mr. Merrill stated he understands the appraisal will be on a ten acre parcel with a 33 unit building on it. Ms. Wilcox stated because it is two lots now the appraiser will look at it as two lots with a value for each lot. Ms. Wilcox stated her concern is the price of the two additional acres. Roy Maxfield asked if the well radius can go on an abutting property. Mr. Merrill stated since the well serves more than 24 people you cannot build on or use that well radius; he might as well sell them the land since it is useless. Steve Ives stated if the Board grants a variance the project still will not fly because of the well radius. Ms. Wilcox stated she would then try to negotiate an easement. Mr. Lizotte stated if the Board grants a variance for a project that might not necessarily fly, the ramifications are that the property will always have

the variance with it. Mr. Lizotte stated this plan encroaches upon the abutters where as Lot 10 was almost isolated; this plan is contingent upon working out an arrangement after the fact which should be arranged before. Roy Maxfield asked what the options are for getting a well easement. Ms. Wilcox stated they have discussed both exchanging a well radius easement. Tony Merullo asked if a parking lot can be built in the flood zone. Ms. Wilcox stated nothing can be built there. Roy Maxfield stated he does not have an issue with the 8 acre variance but he does need the well circumference issue resolved. Ms. Wilcox stated she does have a hand written agreement between Roy Merrill and the Volunteers of America to give each other a well radius easement, but the attorneys still need time to describe the meets and bounds for the easements. Mr. Merrill stated he is not giving up access to the back of the property for a well easement. Mr. Merrill stated a flood study has not been done yet to determine if the back of the property is buildable or not; currently the flood plain line is an imaginary line because a survey has not been done yet. Ms. Wilcox stated the survey costs between \$20,000–\$30,000. Roger Maxfield asked how far the well radius goes into Mr. Merrill's property. Ms. Wilcox stated the deepest part is 25'. Roy Maxfield asked if 1/8 of an acre would cause hardship in getting to the back of the property. Mr. Merrill stated originally the radius was 1/2 of an acre and cut the property off; we negotiated on this settlement and it is news to him they are not in agreement. Roy Maxfield stated the Board could wait a month and see if the parties make an agreement. Mr. Ives stated he could not in good conscience give a variance if the project was not set in stone. Dave Powelson asked if one month was enough time to determine fair market value. MS. Wilcox stated she is engaging an appraiser next week. Mr. Powelson asked if a month is enough time to determine flood zone boundaries. Ms. Wilcox stated she cannot get the funds to survey Mr. Merrill's property. Roy Maxfield stated he agrees with Mr. Ives on the variance and the Volunteers of America should go to the Planning Board with their site plan and let the neighbors come in to express their concerns. Roy Maxfield stated he would ask the engineer to be sure the well radiuses are accurate. Ms. Wilcox stated to abutters she can show some examples of other projects in neighborhoods that have abutting houses closer than these will be. Craig Maxfield asked if there will be a traffic light at the entrance to the building. Roy Maxfield stated the ZBA looks at land use and the Planning Board determines site details. Bob Ordway asked how many cars can be expected in the parking lot. Ms. Wilcox stated they have seven properties in Maine and less than half the residents have cars. Roy Maxfield stated the application will be continued to February 23, 2006, at 7:30 pm, at this facility. This is the only notice.

### DISCUSSIONS:

**Denyse Merullo — Building permit extension.** Tony Merullo represented his sister. Mr. Merullo stated this lot is located on Berry Road at Clough Pond, Map 58, Lot 45. Roy Maxfield stated last month or the month before the Board stated the Selectmen have been granting extensions and only the Zoning Board may do that. Mr. Maxfield stated they also discussed the issue of estoppel and cleared up with the attorney the

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Zoning — cont. from page 26

ZBA has the right to extend permits for extenuating circumstances; the ZBA also cautions they are not in the position to extend permits for builders. Mr. Maxfield stated they would look at a resident with hardship but someone speculating on a piece of property, looking to add to the value of the property, might have a more difficult time. Mr. Merullo thanked the Board for enlightening him to the new position of the Board. Mr. Merullo stated two years ago on another permit on another piece of land they were granted an unconditional extension as many people were. Mr. Merullo stated he can understand the new position of the Town because he did not understand why extensions had been granted so easily. Mr. Merullo stated knowing that extensions had been granted, and he had been granted one unconditional in the past, he did not start the project. Mr. Merullo stated precedent and estoppel lead him to believe an extension would be eminent. Mr. Merullo stated this is not a residential permit for him or his sister and this is only the second time he has asked for an extension. Mr. Merullo stated if he were granted the extension he would never ask again and understands the rules and regulations for extension. Mr. Merullo stated precedent had been set

recently. Mr. Maxfield stated he cannot contradict most of what Mr. Merullo said and the Board argued about this and estoppel for two months. Mr. Maxfield stated according to the Town attorney these extensions stop when the Board says it stops and everything done in the past was in error. Mr. Maxfield asked when the building can begin on this. Mr. Merullo stated typically he shoots for a spring start; March 15 give or take a week. Mr. Maxfield stated based on everything said and on Mr. Merullo's reputation in Town he does not have a problem giving a little leeway on this as long as Mr. Merullo understands in 3-5 months a foundation must be in and intent to complete within a year. Mr. Maxfield stated this may have caught Mr. Merullo off guard but it won't next time. Roy Merrill stated Berry Road may be posted at any given time in the spring and that is going to determine when he can start. *Roy Maxfield made a motion to extend the building permit to June 1, 2006. Seconded by Dave Powelson. All were in favor.*

**ADJOURNMENT:**  
*George Saunderson made a motion to adjourn this meeting at 8:34 p.m., seconded by Steve Ives. All were in favor.*  
  
*Respectfully submitted,*  
*Tammy Davis, 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).**

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Add your organization's meeting date, time, and location by our deadline each month to be included in the calendar. There is no charge for organization dates. If you'd like your birthday, anniversary or other important date celebrated, please send \$5.00 per insertion and we'll add it to the calendar.  
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Time/Location: \_\_\_\_\_

TOTAL ENCLOSED: \_\_\_\_\_ (Organizations FREE. Personal dates \$5.00 each)

March 2006 in Loudon

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			<b>1</b> 7:00 p.m. • MEET THE CANDIDATES NIGHT, Com. Bldg.	<b>2</b>	<b>3</b>	<b>4</b> 9-2 • Book Sale, Maxfield Public Library
<b>5</b>	<b>6</b> 6-8 p.m. • Little League sign-ups, Maxfield Public Library 6:30 p.m. • Happy Hill 4-H Club, American Legion	<b>7</b> 6:30 p.m. • Selectmen's Meeting, Com. Bldg. 7:00 p.m. • Loudon Lions Club at Library	<b>8</b>	<b>9</b> 6:00 p.m. • Polls Open, MVSD Annual Meeting. Meeting begins at 7:00. MVHS Auditorium	<b>10</b> MID-TERMS ISSUED, MVSD	<b>11</b> Girl Scout Cookies delivered! 10:30-1:30 • Little League sign-ups, Brookside Pizza
<b>12</b>	<b>13</b> 8:00 p.m. • Fire Dept. Mtg. at Safety Building	<b>14 ELECTION DAY</b> Polls Open 8 a.m.-7 p.m. Station 2, Clough Hill Rd. Town Clerk, Tax Coll., Planning/Zoning Closed. Selectmen's Office closes at 3 p.m. No Sel. meeting. 10:00 Young at Heart, Com. Bldg./Steering Com. dir. after	<b>15</b>	<b>16</b> 7:00 p.m. • Planning Board at Com. Bldg.	<b>17</b> LEDGER DEADLINE	<b>18 TOWN MEETING</b> 9:00 a.m. Safety Building
<b>19</b>	<b>20 DARE PIZZA NIGHT!</b> 5-6:30 p.m. at the Safety Building 6:30 p.m. • Communication Council at Com. Bldg.	<b>21</b> 4-8 • Book Fair Parent Buy Night & Student Art Show, LES 6:30 p.m. • Selectmen's Meeting/Board of Permit 7:00 p.m. • Loudon Lions Club at Library	<b>22</b>	<b>23</b> 7:00 p.m. • Book Discussion Group at Library 7:30 p.m. • Zoning Board at Com. Bldg.	<b>24</b>	<b>25</b>
<b>26</b>	<b>27</b>	<b>28</b> 9-12 • Senior Health Clinic at Com. Bldg. Call 224-4093, x4830. 6:30 p.m. • Selectmen's Meeting/Work Session 7:00 p.m. • LYAA at Maxfield Public Library	<b>29</b> 6:30 p.m. • Little League Coaches Mtg., Library	<b>30</b>	<b>31</b> NO SCHOOL	<b>1</b> 9-10:30 • Baseball, Boys Majors Tryouts, Landry Field 10:30-12 • Baseball, Boys Minors Tryouts, Landry Field

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## The Loudon Ledger

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