

# The Loudon Ledger

PUBLISHED BY THE LOUDON COMMUNICATIONS COUNCIL



**November 2006**  
**Volume 8, Issue 11**

## Inside This Issue...

- 2 Town Office Hours  
Submission Policy  
2006 *Ledger* Schedule
- 3 Loudon Ridge Family Bible Church  
Church of the Nazarene
- 4 Maxfield Public Library
- 5 Filing for an Abatement
- 6 John O. Cate Memorial Van  
Pennies Support Cancer Patients  
Payson Center Offers Workshop
- 7 MVSD News
- 9 American Legion  
Fish & Wildlife Calendar  
Recycle Ink Cartridges
- 10 What's Cookin'!  
Ladybugs Earn \$1,500
- 11 To Your Health  
CRVNA Offers Flu Clinics
- 12 A Look at Loudon History  
OHRV Safety Course  
Young at Heart
- 13 Loudon Wildlife
- 14 Clough Pond Association
- 15 Happy Hill 4-H Club  
Real Estate Tips  
MCCA News
- 16 Girl Scouts News
- 17 Police News
- 18 Around Town...
- 19 CRVNA  
Why No Kid's Page?  
Selectmen's Minutes
- 24 Planning Board Minutes
- 27 Zoning Board Minutes
- 31 November 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.*

## Lester Annis Honored for 17,500 Volunteer Hours at the VA

Almost 200 volunteers attended the Manchester VA Volunteer Recognition Ceremony held recently at the Chateau Restaurant in Manchester. Highlighting the evening was the presentation of the VA's Superior Service Award to Lester Annis of Loudon for 17,500 hours of volunteer service to the Manchester VA Medical Center. Annis was presented a pin and exceptional honor medallion and a plaque.

James Kelly, VAVS representative from the Masonic Service Association, was the master of ceremonies. The ceremony was opened with an invocation by Rev. Maurice LaCroix, followed by the pledge of allegiance led by Larry Cote, Fleet Reserve Association Branch 338, and Catholic War Veterans national commanders aide. Valerie Zaleski, chief of Quality Management recognized the volunteers for all they do.

Debra Krinsky, chief of Voluntary Service, also gave a special thanks to all the volunteers present for their continuous dedication and support. She stated that the volunteers are greatly appreciated by everyone at the Medical Center including patients, staff, and visitors.

*Right: Lester Annis (left), honored for donating 17,500 volunteer hours to the VA medical center, is shown here with Andrew Breuder, MD, chief of staff.*



## It's The Great Pumpkin(s)!

**What does one do with giant pumpkins after fair season is over? Well, if you're Matt Thistle, you bring them to the elementary school for the kids to enjoy!**

## Harvest Supper a Delicious Success!

*By Debbie Kardaseski*

I've lived in Loudon for 17 years and I'm ashamed to say this year was the *first* time I've attended Loudon Fire Department's famous Fall Harvest Supper. I've heard about it — how great it is, how many people attend, how far they travel, etc. But I've never been!

This year, I made up my mind I would head down to the Fire Station and partake of the good food. As usual, I was running late and didn't arrive until after six. By then the first seating was long gone and the second seating was beginning. My first reaction was: "Wow — there's a lot of people here!"

Ticket in hand, I settled in to wait. It was a good chance to visit with folks and take pictures for *The Loudon Ledger*.

This year's supper was in memory of former Chief Dick Wright's wife, Jean, who recently lost her battle with cancer.

*Supper — cont. on 8*

## Town of Loudon Office Hours

### Selectmen’s Office

PO Box 7837 • 798-4541

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

### Town Clerk

PO Box 7837 • 798-4542

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

### Planning/Zoning Board

PO Box 7837 • 798-4540

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

### Tax Collector

PO Box 7844 • 798-4543

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

### Police Department: Emergencies: 911

PO Box 7059 • 798-5521

Mon.–Fri.: 8 a.m.–4:00 p.m.

### Code Enforcement

PO Box 7059 • 798-5584

Mon.–Fri.: 8 a.m.–4:00 p.m.

### Fire Department: Emergencies: 911

PO Box 7032 • 798-5612

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

### Loudon Elementary School

7039 School Street • 783-4400

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

### Transfer Station

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

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

### Highway Department

Road Agent: David Rice • 783-4568

Mon.–Fri.: 7 a.m.–3:30 p.m.

### Maxfield Public Library

Librarian: Nancy Hendy • 798-5153

Mon.: 1–7 p.m. • Tues.: 10 a.m.–9 p.m. • Wed.: 1–9 p.m.  
Thurs.: 10 a.m.–9 p.m. • Sat.: 9 a.m.–1 p.m.

### John O. Cate Memorial Van

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

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

### Blessed Hope Food Pantry of Loudon

30 Chichester Road

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

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

## Loudon Representatives

### Merrimack County — District 6

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

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

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

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

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

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

### Senators — District 07

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

## Loudon Ledger Submission Policy

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

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

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

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

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

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

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

**Classified Ads are available. Please mail your ad copy, along with a check payable to LCC, to PO Box 7871, Loudon, NH 03307. A 1–3 line, 1-column ad will cost \$10. A 4–5 line, 1-column ad costs \$15.**

### “The Loudon Ledger” 2006–2007 Schedule

<b>November 2006</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 10/13	<b>Council Meeting:</b> Mon. 10/16
<b>December 2006</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 11/17	<b>Council Meeting:</b> Mon. 11/20
<b>January 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 12/15	<b>Council Meeting:</b> Mon. 12/17
<b>February 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 1/19	<b>Council Meeting:</b> Mon. 1/22
<b>March 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 2/16	<b>Council Meeting:</b> Mon. 2/19
<b>April 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 3/16	<b>Council Meeting:</b> Mon. 3/19
<b>May 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 4/13	<b>Council Meeting:</b> Mon. 4/16
<b>June 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 5/18	<b>Council Meeting:</b> Mon. 5/21
<b>July 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 6/15	<b>Council Meeting:</b> Mon. 6/18
<b>August 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 7/13	<b>Council Meeting:</b> Mon. 7/16
<b>September 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 8/17	<b>Council Meeting:</b> Mon. 8/20
<b>October 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 9/14	<b>Council Meeting:</b> Mon. 9/17
<b>November 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 10/19	<b>Council Meeting:</b> Mon. 10/22
<b>December 2007</b>	<b>Ad &amp; Copy Deadline:</b> Fri. 11/16	<b>Council Meeting:</b> Mon. 11/19

### PLAN YOUR ADVERTISING IN ADVANCE! TO ADVERTISE, CONTACT: Samantha French/783-4601

#### DISPLAY ADVERTISING RATES:

<b>Business Card</b>	4⅝"W x 2"H	\$35.00/issue
<b>1/8 Page</b>	4⅝"W x 3"H — or — 2⅜"W x 6"H	\$50.00/issue
<b>1/4 Page</b>	9⅜"W x 3"H — or — 4⅝"W x 6"H	\$65.00/issue
<b>1/2 Page</b>	9⅜"W x 6"H — or — 4⅝"W x 11¼"H	\$115.00/issue
<b>Full Page</b>	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, Tricia Ingraham, and Amanda Masse.*

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

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

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

Where to Worship in Loudon

**Faith Community Bible Church**  
*Pastor Jeff Owen*  
334 North Village Road, Loudon, NH 03307 • 783-4045  
**Summer Worship:** 9:30 a.m.  
**Winter: Sunday School:** 9:00 a.m. • **Worship:** 10:30 a.m.  
**Youth Group Friday:** 6:30–8 p.m. for grades 6–12  
**Sept.–June Faith Weaver Friends:** Age 3 through 5th Grade. Fri. 6:30–8 p.m.



**First Church of the Nazarene**  
*Rev. W. John White, Senior Pastor*  
33 Staniels Rd, Loudon NH 03307 • Ph: 603-224-1311 • Office Hours: 9–2, Tues.–Fri.  
phyllish@nazarenefirstchurch.org • www.nazarenefirstchurch.org  
**Sundays: Sunday School, All Ages:** 9:15 a.m.  
**Worship:** 10:30 a.m. Childcare provided for Infants and Toddlers. Kinder-Church (Preschoolers and Kindergarteners). Children’s Church (Grades 1–6)  
**Wednesdays: Youth Group w/Youth Pastor:** 6:30 p.m. [Doug Milne (224-1311 x12)]  
**Bible Studies:** 7:00 p.m. • **Kid’s Time:** 7:00–8:00 p.m. (Ages 3–Grade 6)  
**Thursday: Teen Bible Study:** 6:30 p.m. at Youth Pastor’s Home  
**Other:** Once a month will also have events for men, women, adults, and seniors (50+) called OASIS.  
Please call the church office for details: 224-1311.



**Landmark Baptist Church**  
*Pastor Eric Davis*  
103 Chichester Road, Loudon, NH 03307 • 798-3818  
**Sunday School:** 9:30 a.m. • **Sunday Morning:** 10:30 a.m.  
**Sunday Evening:** 6:00 p.m. • **Wednesday Evening:** 7:00 p.m.



**Loudon Center Freewill Baptist Church**  
*Rev. Henry Frost*  
Currently meeting at the Loudon Community Center in Loudon Village until our Church on Clough Hill is repaired following a June 12, 2005 fire.  
Mailing address: P.O. Box 7852, Loudon, NH 03307 • 783-4540  
*Member of the American Baptist Churches of VT/NH (Lakes Area Association)*  
**Sunday Worship:** 10:00 a.m.



**Loudon Congregational Church**  
*Rev. David D. Randlett, III*  
7018 Church Street, PO Box 7034, Loudon, NH 03307 • 783-9478 • www.loudoncongregational.org  
**Sunday Worship:** 9:30 a.m. (Staffed nursery for infants–pre-K)  
**Sunday School (all ages):** 11:15 a.m. (Sept.–June)  
**Sunday Evening Celebration Supper and Worship:**  
Monthly at 5:30 p.m. Please call for details.  
**Women In Christ Study and Fellowship:** Wednesdays at 7:15 p.m.  
**LCC Youth Group (Jr. & Sr. High teens):** Wednesdays at 7:15 p.m.



**Loudon Family Bible Church**  
*“Where everybody is somebody, and Jesus is Lord!”*  
*Pastor Steve Ludwick*  
676 Loudon Ridge Rd., PO Box 7858, Loudon, NH, 03307 • 267-7577  
www.myfamilybiblechurch.org • Email: fbc@emlot.com  
**Sunday Worship:** 9:30 a.m. A blend of hymns & contemporary songs. Fellowship time following service is provided. Sunday School for ages 4 years–5th grade during worship service. Nursery also Available.  
**Sunday Evening:** Youth Group — For Grades 6–11: 6–7:45 p.m.  
**Monday:** Men’s Fellowship and Prayer 7–8:45 p.m.  
**Wednesday:** Women’s Bible Study, fellowship, and prayer: 9:15 a.m.  
**Ongoing Evening Adult Bible Studies:** call for details



**SonLight Christian Fellowship**  
*Pastor Thomas Friedrich*  
Currently meeting at the Loudon American Legion Hall, So. Village Rd.  
Mailing address: 55 Wiggins Road, Loudon, NH 03307 • 798-4339 • pastor@sonlightchristian.org  
**Sunday Worship:** 10:30 a.m.  
**First Sunday of Every Month:** Discovery Series Bible Lessons



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

Loudon Ridge Family Bible Church — More Than a Building

Loudon residents probably don’t even notice it; new residents and visitors are most likely impressed by the picturesque, lovely, example of an old time New England Church. But there is so much more than meets the eye going on at the Family Bible Church, located on Loudon Ridge Road in Loudon, NH.

We are a friendly Advent Christian Church led by Rev. Steve Ludwick as our pastor. All who enter our doors are met with a caring family atmosphere of love and care. We are a place of ministry to all who genuinely desire something more than religious form and ritual. Although we are a group of imperfect people from greatly diverse backgrounds, we are gathered together for a common goal; to love, worship, and serve a holy, awesome God. And, because of His great love for mankind, we are compelled to reach out to the needs of those who live around us.

In an effort to better serve our community, the church, with God’s leading, and a lot of prayer, took a step of faith and purchased an 84-acre parcel of land that borders the existing church property. The purchase was completed on December 31, 2004 and the church, through the faithful support of members and non-members alike, has maintained the payments on this large mortgage. We are diligently working toward paying this debt off so that we can further develop the property and expand to provide specialized ministries for those in need. There have been several donations made to help pay down the principal, yet we have much work to do to completely pay it off. We strongly believe that God is leading us and revealing His plans for this new property and that He will faithfully provide from many different sources for the financial needs of expanding ministry.

It is the vision of this church to be able to utilize much of this 84 acres for such critical needs as a low-income daycare, a community-friendly youth outreach center, professional counseling for individuals and families, a substance abuse rehab and transitional training center to include parolees and others who need help and guidance to become productive members of society. These are all areas that are very strongly upon our hearts. We desire to meet these people at the point of their deepest need; the need for hope, direction, a fresh start and a life changing encounter with Jesus Christ. We are very excited to see what God will do! Perhaps you might have an interest in this endeavor, we would sincerely appreciate any input or support that you would like to offer.

If you are searching for a church home, we would welcome your visit with us. Our Sunday morning worship service is at 9:30 a.m. with Sunday school for ages four years through fifth grade during the sermon time, nursery is also provided. The worship service is a blend of hymns and contemporary worship songs. After the service, we provide snacks, coffee, and punch for an enjoyable time of fellowship together. We invite you to avail yourself of our other activities such as youth group meetings for our young teens on Sunday evenings, men’s fellowship and prayer group on Monday evenings, an adult Bible study currently on Wednesday evenings, and a woman’s Bible study on Wed. morning at 9:30. Other ongoing ministries include; a drama team, worship team, Dare-to-Care outreach, Helping Hands ministry, prison ministry, and even a knitting/crocheting Prayer Shawl ministry.

We invite you to come to a place where “Everybody Is Somebody, and Jesus Christ Is Lord” and experience God’s love with us. For more information, you can contact the Church office by telephone at (603) 267-7577, or by email at [FBC@emlot.com](mailto:FBC@emlot.com). ■

November Happenings at Loudon’s Church of the Nazarene

**November Sunday Mornings with Pastor John White:**  
**New Sermon Series: Can Prayer Change My Life?**  
**11/12** #1 “Now I Lay Me Down To Sleep”  
**11/19** #2 “Good is Great, God is Good”  
**11/26** #3 “The Serenity Prayer”

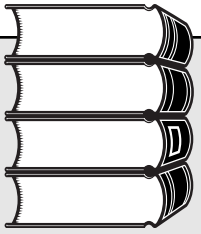
**Concert with Douglas Milne — Sunday, November 19th at 6:00 P.M.**

Rev. Douglas R. Milne is a man of many talents. Not only is he our very own Youth Pastor here at the First Church of the Nazarene in Loudon, but he has a wonderful singing voice. Pastor Doug, as we fondly call him, has performed in concert at many churches and for many events in his career. He has previously served as Music Minister in three Nazarene churches, prior coming to Loudon. Doug has traveled up and down the east coast in the Eastern Nazarene College Summer Ministry Program as well as the A Cappella Choir and Chamber Singers. Now we finally have the pleasure of hearing him right here in Loudon, New Hampshire. He performs a mix of music from Traditional Hymns, Southern Gospel and Contemporary Christian Music. Come hear Douglas Milne as he ministers to us in song. ■

Black

Black





## Maxfield Public Library News

By Dale Gregory

### STORY TIME

Children will continue to learn about the alphabet through stories and songs as they enjoy both seasonal crafts and books. On November 7th and 9th, the kids will enjoy *The Night Pirates* by Peter Harris and *Thomas's ABC Book*, based on the Railway series by the Rev. W. Awdry, and make fall trees.

On November 14th and 16th, the children will hear *Fall Leaves Fall* by Zoe Hall and Gail Gibbons' *Thanksgiving Day*. They will make artwork using leaves they have collected and try a leaf dance.

On November 21st, the library will have a Thanksgiving Party for the children. Participants are asked to bring a seasonal snack to share, and the library will provide juice. Kids will learn about the first Thanksgiving through books such as *The Very First Thanksgiving Day* by Rhonda Gowler Greene and *Round the Turkey: A Grateful Thanksgiving* by Leslie Kimmelman. Also, the children will make turkeys using their handprints.

The library will be open from 10 a.m. to 2 p.m. on Wednesday, November 22, and will be closed on November 23rd for Thanksgiving, so there will be no story time that day. Completing the month on November 28th and 30th, the children will hear *Snow Moon* by Nicholas Brunelle and *Owl Babies* by Martin Waddell and make an owl craft.

As the children continue on their journey through the alphabet, each day will feature two letters. Parents are encouraged to help their child find something from home that begins with one of the letters. The children will get a chance to show what they have brought during story time. Please check the following schedule to see which letters will be featured each day:

Day	Letters	Day	Letters
Nov. 7th	Q & R	Nov. 9th	S & T
Nov. 14th	U & V	Nov. 16th	W & X
Nov. 21st	Y & Z		

### ORCHARD VISIT

Fourteen children, along with parents or caregivers, visited **Meadow Ledge Farm** for an apple picking field trip as part of the library's story time activities. Tuesday, October 3rd, was a perfect fall morning with bright sunshine and a cool, crisp feel to the air.

The children and their chaperones piled on the wagon for a ride through the orchard to the trees to be picked. Lenny, a migrant worker from Jamaica, showed everyone the proper way to pick apples and the children quickly caught on to the procedure. Everyone spread out looking for their favorite types of apples. The Macoun variety was popular with the kids as the trees were laden with low hanging, ripe apples. Many chose to

pick Cortland and Macintosh as well. It didn't take long for the children to fill their bags and then climb on the wagon to head back to the barn and store.

After picking, the children were given a demonstration about how apple cider is made, and then it was time to taste the yummy cider. The kids also liked seeing the working bee hive and looking for the queen bee. It was a fun and educational trip for the children and parents as everyone enjoyed the weather, apples, and visiting with each other. It was difficult to leave the orchard and return to the normal routines of the day. Thank you Meadow Ledge Farm for a lovely tour of your facility!

### RAISING DOUGH

On **Sunday, November 26th**, the library is joining forces with **Uno's Chicago Bar and Grill**, on Fort Eddy Road in Concord, to raise money in the ongoing effort to complete the Children's Room. **Visit or get take-out from Uno's anytime during that day and up to 20% of your entire bill, including drinks and desserts, will be donated to the library's Children's Room Fund.**

Simply present the server with one of the special coupons when placing your order, and the restaurant does the rest. Take-out orders may be faxed along with the coupon. Pick up the special coupons at the library. *The coupons may be used only on Sunday, November 26th, at the Concord location.* Why not stop for a break from your holiday shopping, enjoy some great food, and help the library all at the same time? Talk about multi-tasking! Please call the library at 798-5153 for more information.

### BOOK GROUP

Due to the holiday, the book group will meet on **Thursday, November 30th**, a week later than usual. Life in the fifties will be explored in a continuation of the group's literary historical tour. The selected nonfiction title is still to be announced. Ask at the Circulation Desk for details.

### NEW CHILDREN'S BOOKS

An array of new books for young people of all ages and reading levels is now available on the shelves. Early readers may like *Mercy Watson Goes for a Ride* by Kate DiCamillo, *Mittens* by Lola M. Schaefer, or *How Animals Defend Themselves* by Etta Kaner. Elementary school-aged children can try some shorter chapter books such as *The Journey: Stories of Migration* by Cynthia Rylant, *My Haunted House* (book 1 of the *Araminta Spookie* series) by Angie Sage, and *The Great American Mousical* by Julie Andrews

### A beautiful day for apple picking at Meadow Ledge Farm



PHOTOS BY SARAH J. SIMS CHALSMIA



### What kind of music did the Pilgrims like?

ipe	O _ _ _
lmafiy	_ _ _ _ OO
pnuipkm	_ _ O _ _ _
botlfcol	_ O _ _ _ _
fnutgfis	_ O _ _ _ _
drititnoa	O _ _ _ _ _
sasquh	_ _ _ _ O _
mrbacyr	_ _ _ _ _ O
nnooi	_ _ O _ _
reno	O _ _ _ _
ektuyr	_ _ O _ _

October word  
scramble answers:

apple  
fall  
trick  
carve  
treat  
ripe  
pumpkin  
peck

Lake Erie



# Filing for an Abatement

## Filing for An Abatement

This is a reprint from an article published in *The Loudon Ledger* in 2000. The information is still valid.

Having correct and accurate tax assessments is in everyone's best interest, and you should not hesitate to file a request for an abatement if you believe that your property is not assessed correctly.

The first thing you should be aware of is this: Filing for an abatement does *not* stop or even postpone the collection of taxes. You should still pay your taxes on the date due. If you don't, interest will accrue (currently 12% per annum). However, if an abatement *is* granted, your money will be refunded with interest (currently 6% per annum). You may also pay a *portion* of the tax due. Interest is still charged, but only on the balance due *after* your abatement (if any) is granted. For instance, if you owe \$5,000 in taxes and pay only \$2,000, interest will accrue on the balance of \$3,000. If you are granted an abatement of \$1,500, you are only liable for interest on the balance of \$1,500. It works in the reverse when you pay your *entire* bill. Using the example above, if your abatement equals \$1,500, you will receive \$1,500 *plus* interest. The choice is yours.

## Important Dates in the Process

Abatement forms are available at the Town Office. You must fill out the form completely and legibly in order to avoid delays. You have until March 1 following the notice of tax. "Notice of tax" is defined as the date the Board of Tax and Land Appeals determines the tax bill establishing your final liability was sent by the Town, i.e. the *mailing* date, *not* the date you actually receive your bill. In Loudon's case, it is the March after the Fall tax bill is sent (March 2004).

The Town is mandated to grant or deny your abatement application by July 1 following notice of tax.

If you do not agree with the Town's decision regarding your abatement, you have two options: a) you may file an appeal with the Board of Tax and Land Appeals (BTLA) (RSA 76:16-1) or b) you may file an appeal to the Superior Court (RSA 76:17). You may not do *both*. Before appealing to the BTLA or the Superior Court, you first must wait for a decision from the Town. Your appeal may be filed *no earlier than* the date that you receive the Town's deci-

sion on your abatement application or July 1 following your final tax bill, if the Town has not responded to your application. It must be filed *before* September 1.

Loudon may abate taxes "for good cause shown" (RSA 76:16). Generally you can show "good cause" by pointing out an error in your assessment calculation or by demonstrating that your assessment is disproportionate in comparison to similar properties in Town.

"Good cause" can be as simple as a mistake on your assessment card, which is why you should always begin this process by looking at your card. Cards are on file in the Town Office. For a fee (50¢ per page) a copy may be obtained, something you might want to do just to have as backup information. I recommend everyone look at their card each time a change is made in their assessment. Look at the photo on the card, the dimensions of the property, location, and description of the buildings. Assessors and town officials are human and sometimes mistakes are made during the complex process of reviewing property. If you notice any discrepancies, this is the basis for beginning the abatement process.

If you base your abatement on a disproportionate assessment, it is your responsibility to show that the assessment is out of line with comparable properties in Loudon. In order to do so, you will need to provide a list of those properties in town that you believe are similar to yours so the Town can review and compare them to your assessment. More information about listing comparable properties is provided below. The values you must compare are those as of April 1 of the year the tax bill was issued (in this case, April 1, 2003).

## Walking Through the Form

Page one of the Abatement Application is general information, most of which has already been explained above. If you're interested in the actual RSA's pertaining to the process, you should look up RSA 76:16. Copies of the laws are available for your review at the Selectmen's Office, or you can find them on the internet under the heading of "NH Laws" at <http://webster.state.nh.us>.

Page two, Section A asks for the "usual" information: name, address, telephone numbers (work and home), and your Social Security/Tax ID number. The IRS requires the Town to have

your social security/tax ID number because interest is paid on abatements of property taxes already paid and you may have an income tax liability on that interest (it's never-ending!).

Section B asks for the same information for anyone representing you. This would need to be filled out if you've hired an attorney or other professional to handle the process for you.

In Section C you'll need to identify the property for which you're seeking the abatement by map and lot number plus the actual street address. That information appears on your tax bill, for example "M22 L325." There is also a space for you to include a brief description of the property and the current assessment. The question is asked "Was an inventory blank timely filed for this property for 20\_\_?" The inventory blank referred to is no longer sent out in Loudon.

The next section (D) asks you to list all other property owned by you in Loudon, *even if you are not seeking an abatement for those properties*. Again, you'll need to supply map and lot number, street address, a description, and the assessment for each property.

You may ask, "Why do they need *that* information if I'm not looking for an abatement on those properties?" The Town, and later the BTLA or Superior Court will need that information to compare your assessment to similar

properties in Town if you believe your property is being assessed disproportionately.

## Reasons for Your Abatement Application

Page three of the application gets into the "nitty gritty" of the process. The burden of proof rests with you. Obviously if your abatement request is because of an error on your assessment card you work is pretty well finished at this point.

If, however, you are requesting an abatement because of what you feel is a disproportionate assessment, it is up to you to prove your case. You must be specific when stating all of your reasons. Statements such as "taxes are too high" or "my house isn't worth this much" aren't going to cut it! You need to provide proof that there was an error in calculating your assessment, that the property is assessed at more than the "fair market value," or that the property is assessed disproportionately in comparison to similar properties in town.

The type of material you will need to present include: physical data, market data, and/or assessment data.

**Physical data** includes things such as an incorrect description or measurements on your assessment card.

*Abatement — cont. on 6*

## CONCERNED ABOUT YOUR ASSESSMENT?

Call Steve Jackson for a  
FREE, NO-OBLIGATION consultation.

He will review your assessment and help you  
decide if you should consider an abatement.

Consultation will include helping you with:

- **Physical Data** — **Steve Jackson** will review your assessment card for inaccuracies.
- **Market Data** — **Steve Jackson** will do a market analysis and provide you with comparable sales and a professional opinion of value.
- **Level of Assessment** — **Steve Jackson** will compare your property with similar properties in town to determine equality of assessment.



Call  
TODAY  
for your  
FREE  
Consultation!

226-4500

**Steve Jackson** — Serving Loudon and the  
surrounding communities for over 6 years.

## Library — cont. from page 4

Edwards. Middle school-aged children might enjoy *Bella at Midnight* by Diane Stanley, *Fly by Night* by Frances Hardinge, or *The Tenth City* (book 3 in *The Land of Elyon* series) by Patrick Carmen. Older teens can choose from *Snow Apples* by Mary Razzell, *By the River* by Steven Herrick and *Drawing a Blank: or How I Tried to Solve a Mystery, End a Feud, and Land the Girl of My Dreams* by Daniel Ehrenhaft.

## LIBRARY HOURS

The library is open Monday 1–7 p.m., Tuesday 10 a.m.–9 p.m., Wednesday 1–9 p.m., Thursday 10 a.m.–9 p.m. and Saturday 9 a.m.–1 p.m. ■

*Abatement — cont. from page 5*

**Market data** will involve a bit more work. This includes your property's value as of April 1. The value will need to be backed up by comparable sales data, income analysis or a professional's opinion of the value of your property.

You may call your local real estate agent for a market analysis or an appraisal service for an appraisal of your property. Both can provide you with assessment/sales information on comparable properties.

You may also provide **assessment data** in addition to or instead of market data. This information should show that your property's assessment data is incorrect based on comparable properties in Loudon. Assessment data is something you could gather on your own by going to the Town's tax records and checking to see how much properties similar to yours are assessed for. You should plan to provide information on five or six properties.

The more specific information you provide to back up your claim, the better your chances of obtaining an abatement. Additional information may be attached to the Town's form.

At this point on the form, you are asked to supply your property's fair market value as of April 1.

Section F asks you to list any properties you are relying on to show an over-assessment of your property. If you are appealing an income-producing property, you'll need to list comparable rental properties and their rent. Again, you may attach additional sheets if needed.

### On the Home Stretch!

The final page of the form is the usual "sign here." You must remember to sign your application. By signing it, you certify and swear that the information in the application is accurate to the best of your knowledge. If you are being represented by an attorney or other professional, s/he will also have to sign the form.

The remainder of the form is used by the Selectmen/Assessor(s) and contains space to note whether the request was granted or denied and what the revised assessment is (if granted).

### What Do You Do Now?

If your abatement request is granted, you may congratulate yourself on a job well done. If it is denied, you have two options: you may file an appeal with the Board of Tax and Land Appeals or you may file an appeal with Superior Court. *You may not do both.*

### How to File an Appeal With BTLA

There are specific forms required (of course!) which may be obtained by calling the Bureau of Tax and Land Appeals at 271-2578. You may pick them up or have them mailed to you. Your completed forms will have to be accompanied by a \$65.00 filing fee and must be filed by September 1. The Town's decision must be included in your appeal application, or, its lack of a decision if the Town hasn't answered your appeal by July 1. The BTLA board will investigate the information provided, will hold a hearing (if requested), and will then make a decision.

Once the board receives your application it will notify the affected town (Loudon). Even if you don't request a hearing, the town of Loudon may request a hearing within 30 days. You will then be notified no less than 30 days prior of the date, time, and location of the hearing.

You are entitled to appear on your own or you may have an attorney appear for you. Evidence (the information you gathered for the original request for abatement) may be presented and you may subpoena witnesses. Either you or the town may ask that the proceedings be

recorded by a stenographer. Any investigative report filed by the board will be included as part of the records.

One interesting note is that the technical rules of evidence are relaxed by the board. This makes it a little easier for the average person to handle his/her own case.

At this point, if you *still* aren't happy with the decision, your next option is to file an appeal in the New Hampshire Supreme Court. Keep in mind that this is an option *only* if there are legal errors — you cannot bring in new information supporting your case. The Supreme Court may also choose not to hear your appeal.

### How to File an Appeal With Superior Court

Once again, your appeal must be filed by September 1. The town's decision must be included in your appeal application, or, its lack of a decision if the town hasn't answered your appeal by July 1. At this point, you should probably consider hiring an attorney.

*This information is presented as a guide only. Any legal questions should be answered by an attorney. ■*

## John O. Cate Memorial Van Update

The John O. Cate Association recently held its regular monthly meeting where officers were elected for the upcoming year. Those committing for another year were: Chairperson — Walt Howard; Treasurer — David Nicholson; Secretary — Paul Miller; and Scheduler — Barbara Cameron.

We feel taxpayers are entitled to a progress report on the garage being built at the Transfer Station to house the van. The lumber has been cut and kiln dried by LaBell Sawmill and Custom Lumber for a cost of \$1,650.00. Thanks to the extreme generosity of Michael Milligan, Milligan Foundations and Floors, the slab and footings have been poured. There is still a lot to be done before snow flies. If anyone could spare some time to help with framing, roofing, etc., their services would be greatly appreciated. If you are able to help, please contact the Selectmen's Office.

We have recently received a donation of 240SF of insulation for the building from Eddie Cameron of Silk Farm Road in Concord. We thank all who have given so much to our cause in order to help those less fortunate in their health and mobility.

As Ralph Waldo Emerson wrote, *"It is one of the most beautiful compensations of life that no man can sincerely try to help another without helping himself."*

We will keep you informed of any progress. ■

## 2.5 Million Pennies Added Together Support Cancer Patients In Need

Nearly 100 participants raised more than 2.5 million pennies (over \$25,000) during the "Pedaling for Pennies" campaign to benefit the Gene Gillis Fund at Concord Hospital's Payson Center for Cancer Care. The five-month campaign culminated on September 16 with a morning 50-mile bicycle ride and an afternoon 5K "Family Fun Ride" with First Lady, Dr. Susan Lynch.

The fundraiser was conceived by professional cyclist and cancer survivor Brian King of Grantham. Beginning on April 15, donors pledged a penny per mile that Brian rode each week until September 15. Brian cycled a total of 3,072 miles during that period. Having been treated at the Payson Center for testicular cancer, Brian hoped to create an event that virtually everyone could join in.

"Brian was committed to his belief that all contributions make a difference and that added together, pennies could help real people facing cancer," said Pamela Puleo, FAHP, vice president of philanthropy and public affairs. "He assembled an amazing committee of volunteers and secure the involvement and endorsement of First Lady, Dr. Susan Lynch to create a great event."

The funds raised benefit the Gene Gillis Fund at the Payson Center for Cancer that assists patients in need with out-of-pocket expenses such as transportation costs, prescription expenses, funds for needed nutritional supplements and other items that enhance their quality of life.

Major sponsors of the "Pedaling for Pennies" campaign included: Everett Sports Center; Ortovox, USA; Angelina's Restaurant; Swenson Granite Works; S&W Sports; HHP, Inc.; TYR Sports, Inc.; Gene Gillis Fund; and Profile Orthotic Center. ■

## Payson Center Offers Workshop For Cancer Patients' Loved Ones

Concord Hospital's Payson Center for Cancer Care is offering a free program, "Finding Strength: Education and Support for Family and Friends of Those with Cancer" on Saturday, November 4 from 9 a.m.–12:30 p.m. The presenters include Amy Zaluki-Stone, RN, OCN, of New Hampshire Oncology-Hematology, PA and Paula Plona, ACSW, OSW-C.

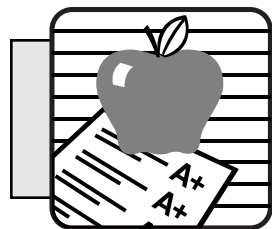
When someone is diagnosed with cancer, it affects everyone in that person's life. Family members and friends as well as the person with cancer need information and support. This workshop helps loved ones better understand cancer and side effects of treatments. Strategies for family members and friends to better support the person with cancer as well as taking care of themselves will also be discussed.

"This workshop provides helpful information about cancer and its treatment while also providing a time for family and friends to get support themselves," Plona said.

Registration is required. To register or for more information, please call (603) 230-6031. Upon arrival, park in Lot A and enter the hospital through the main entrance. The program is being held in the Payson Center for Cancer Care Conference Room on the first floor. ■

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





## Merrimack Valley School District News

### Loudon Elementary School

The 12th annual Turkey Trot will be held at the Loudon Elementary School in November. This event helps out two local food banks. Students that want to participate in the activity donate non-perishable food items as their entry fee. In the past, this activity has allowed the school to donate over 20 boxes of food to the food banks! The date for this event will be announced through the school shortly.

#### Important Dates

<b>Nov. 2</b>	PTA meets – 1st Thursday of every month
<b>Nov. 9</b>	Marks close
<b>Nov. 10</b>	School closed for Veteran's Day
<b>Nov. 15</b>	Middle School PTO Meeting 6:30
<b>Nov. 17</b>	Report cards issued. Hat Day at Middle School
<b>Nov. 22–24th</b>	School closed for Thanksgiving

#### MVSD Art Club

The MV Art Club has some great offerings this winter! Students can go to any of these events. For additional information, contact Ms. Lincoln in room 213.

<b>Nov. 7</b>	Scratchboard: inked board, scratch a drawing into it
<b>Nov. 14</b>	Puzzle making and frame painting
<b>Nov. 21</b>	Knot tying, macramé, beading
<b>Nov. 28</b>	Stenciling

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@debbiegraphics.com](mailto:Debbie@debbiegraphics.com) or call Kris Tripp at: 783-0448. We look forward to hearing about your event or activity!

### MVHS NEWS

#### Construction Update

The renovation project is progressing on schedule, and students and staff have been wonderful with the situation. The locker rooms have been in use by our fall athletes and PE classes. Early reports are that everyone appreciates the new look and space. The renovated classrooms have been well received, and the permanent windows are being installed as this is written! The science wing will definitely be ready for second semester classes, with completion planned around the 1st of the new year.

The wood chip heating plant is scheduled to be ready to fire up by the end of this month. The new boilers are tied through the high school to the middle school, and will be supplying heat to both buildings that is both economically and ecologically progressive.

Work continues on the new cafeteria, library and art classrooms. The steel for this addition went up in about a day, followed shortly by the roof and floors. Now, the walls and windows won't be far behind. Watching this project unfold each day is very exciting, and we are thankful to everyone who supported this much needed facelift and addition of space. Submitted by Michael R. Jette, Principal

#### Merrimack Valley Football Boosters

We are in need of help at the concession stand Fridays this season from 6 p.m. until the end of the game. Funds raised from the concession stand buy equipment that is needed by our football team. As of now we have 2 parents signed up to work and we need a total of 10 people to open the stand. If we are unable to open there will be no refreshments at the football game. Anyone who would like to sign up to work at the stand may email me at [soul nurse@comcast.net](mailto:soul nurse@comcast.net) or call my cell phone at 724-5628. Thanks for all of your help; it is much appreciated! Submitted by Leanne Rodrick, Merrimack Valley Football Boosters

#### Athletics — Tournament Dates:

**Spirit Sun. 11/5** — UNH Whittemore Center, 2:00

*Submitted by Kevin O'Brien, Administrator for Athletics and Activities*

#### Humanities Class

Humanities class will be attending a production of Sophocles' OEDIPUS REX, on November 16, at the New Art Theatre at St. Anselm College, in Manchester. The play is the tragic story of ancient Greek King Oedipus. Submitted by Linda Fanny, Humanities Teacher & Area Coordinator

#### Biology Field Trip

On September 21, Mrs. Morrisette's College Prep Biology classes went to visit Pillsbury Lake and the Blackwater Dam in Webster. The focus of the fieldtrip was to try and gain a basic understanding of how and why dams are built. Our trip to Pillsbury Lake was to attempt to identify the possible ecological issues associated with dam failure. Likewise, the trip to Blackwater Dam was educational and fun, as students had the opportunity to meet with an Army Corps Park Ranger and have a tour of the inside of the dam. Our day ended with lunch on top of the dam and a friendly game of frisbee football.

We concluded our lesson on dams with the construction of our own earth-filled dams in the classroom. Teams of students competed to build dams that could hold back water for the longest time. Each team spent three days carefully building and measuring their dams. Newell Moser, Dan Lafleur, Anthony Grass and Kayla Jordan's dam held water back the longest at one minute five seconds. Congratulations team!

#### Guidance

Greetings from MVHS Guidance Department! The year is off to a great start and only getting better! Counselors have met with seniors to discuss post-high school plans. We have held workshops with all seniors planning to attend college next year to discuss the college application process.

Guidance has held the first of three college fairs here at the high school, which was a smashing success. Student attendance was excellent, the college reps were impressed with the motivation and good questions asked by our students. Two more fairs will be held and a total of 90 colleges will have been present at these fairs.

Guidance will soon be having our first "Freshman Tune Up" night. This is an evening event for parents of 9th graders who are concerned about their child's progress in high school. It will be an opportunity to discuss strategies for helping your child to succeed in school and answer any questions parents may have about the freshman curriculum. Look for an invitation in the mail soon.

#### Where it's at in Art

The students lucky enough to have been granted their request for an art class this 2006/2007 school year are in full swing with all three art instructors. Ms. Denham in her 35th year, Mr. Dalphonse (20 years), and Ms. Fitzgerald (4 years), are challenging and teaching students to create self-portraits, perhaps one of the most daunting art pursuits.

Each student, depending on individual abilities and experience, is learning techniques and skills, styles and methods in a variety of media. Ms. Denham's Portfolio and Art III classes are using the classic graphite pencil with an emphasis on observation, techniques, reality, craftsmanship, quality, and scale. Ms. Fitzgerald's Art I

*School News — cont. on 9*



### Thanksgiving Specials, Nov. 23 CALL TO PLACE YOUR ORDER NOW!

**9" Pies (serves 6-8):** Apple • Pumpkin • Pecan • Pecan-Chocolate Chip • Apple-Cranberry Crumb.

**Other goodies:** Apple Crisp • Chocolate Ganache Cake • Pumpkin Carrot Cake w/Cream Cheese Frosting • Squash Rolls

**To place an order, call 783-4601.  
Last order taken Friday, Nov. 17.  
Delivery available.**



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## Harvest Supper — continued from page 1

The Harvest Supper begins Friday morning with the first round of cooking, which lasts from 8 a.m. until 4 p.m. Chefs for the first round include Melvin Mulkhey, Gary Sleeper, Shirly Lampron, and the event's coordinator Mike LaBonte. Friday evening is the "peeling party," lasting from 6-9 p.m. Cooking begins again Saturday morning around 8 and lasts until dinner is served at 5.

Serving requires about 50 people! Meals are served family style with each seating serving 180 people. Once seated, the servers stay busy bringing steaming bowls of mashed potatoes, gravy, cabbage, carrots, turnips, beets, and platters of corned beef. Waiting on the table when you sit down are baskets of home-made rolls, pickles, coffee, and cider. Dessert is a never-ending supply of home-baked pies and apple crisp! And it is all absolutely delicious! If anyone leaves hungry, it's their own fault as servers are quick to refill bowls and platters.

I waited about an hour to be seated and it was definitely worth the wait. I have no idea why it took me 17 years to come down!

Now for the statistics: Here's what it takes to feed approximately 550 people (this year's tally!).

- 700 lbs. of corned beef
- 250 lbs. of potatoes
- 80 lbs. of carrots
- 100 lbs. of beets
- 2-1/2 bushes of squash
- LOTS of cabbage
- 70 dozen rolls
- 80 pies (more or less!)
- Several large pans of apple crisp

After reading these numbers, you can understand why it takes 3 hours to peel everything!

This is truly a group effort. The amount of work is huge but, as they say, many hands make for light work — and there are many hands helping make this event a success. I certainly appreciate their work and I will definitely be back next year.

The Harvest Supper has been a major fundraiser for the Loudon Fire Department for many years. The money raised is used to either purchase outright or supplement purchases of equipment such as hose, defibrillators, special gear, etc. I encourage everyone to watch for this event next October and make plans to attend. Don't wait 17 years like I did! ■



A shot of the kitchen crew. These "chefs" are just a few of many who make this such a successful and delicious event. In the background on the left wearing a striped apron is Mike LaBonte, the event chairman.




Beth Ellsworth and former Loudon Fire Chief Dick Wright collect money for tickets. This year's supper was in memory of Jean Wright, Dick's wife. Jean recently lost a long battle with cancer.



A full house for the second seating. Approximately 180 people were served at each of three seatings!



Hungry people wait patiently and visit with friends. This group waits for the third seating. Over 300 people had already been served by this time!

STEW	KRIS	MERRIE
<b>Von Jorro-Warrendale Petcare Center</b>		
<ul style="list-style-type: none"> <li>• Prof. Pet Grooming</li> <li>• Boarding</li> </ul>		<ul style="list-style-type: none"> <li>• Dog Daycare</li> <li>• Training</li> </ul>
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	<b>A Corner Barber Shop</b> at Fox Pond Plaza	
	<i>The Shop will be closed Friday, Nov. 24 and Saturday, Nov. 25.</i>	
	<b>Jim Bond</b> Proprietor	
	<b>Hours:</b> Wed. & Fri. 6:30 a.m.–5:30 p.m.      58 Route 129 Sat. 6:30 a.m.–1:00 p.m.              Loudon, NH 03307 Wheelchair Accessible • Air Conditioned <b>798-4084</b>	





## The American Legion Post 88 Loudon

Fall is upon us and winter is close behind. The days are shorter and the nights are longer. I don't know about everyone else, I like Fall, but really can't get used to the cold anymore.

This month, let's remember November 11, when we commemorate the service of veterans of all wars. Remember how men and women set aside their civilian pursuits to serve their nations cause. Say "Thank you" if you meet a veteran, and fly a flag. Stop by the new memorial, relax, and have some thoughts and memories. This day is not just a fun-and-play day, this is a day is to pay respect to our veterans!

Of course, Thanksgiving is on November 23: give thanks and have a great day.

We are still in our membership drive. If you are interested call Jim at 435-8892 or Fred at 224-0172. We welcome and need your support.

### POST NEWS AND EVENTS

We lost a member, Charles (Chuck) Emerson, this past month. He was a past commander and held other officer positions. He will be missed.

Lester (Buster) Annis received an award for his volunteer service from the Veterans Administration for over 17,500 hours of work that he has done at the V.A. in Manchester.

The Boy Scouts of America, Troop 247, presented Post 88 their charter for the year. We have sponsored and held this charter for many years. Thank you, from the Legion.

The Auxiliary is planning a supper and Christmas party. More information on these events will be announced as it becomes available.

One last reminder, do not forget Tuesday, November 7th. **GO VOTE!**

Thank you, from the Legion Family. ■

## 2007 NH Fish & Wildlife Calendar is Here

Back by popular demand, the New Hampshire Fish & Wildlife Calendar for 2007 is now available, featuring twelve months of striking wildlife photography and handy season dates for fishing, hunting and enjoying the outdoors in the Granite State. Make it your guide to a wild (and organized) year! You'll be reminded through the seasons of New Hampshire's rich wildlife resources and exciting outdoor opportunities.

The New Hampshire Fish & Wildlife calendar, priced at just \$5, makes a great gift for friends and relatives who fish, hunt and watch wildlife, or anyone who cares about New Hampshire's wild creatures and the wild places they call home.

A print-and-mail order form is available at <http://www.WildNH.com>, or you can buy the calendar at New Hampshire Fish and Game Department headquarters on Hazen Drive in Concord. Call (603) 271-3422.

From the bull moose on the cover, photographed by Charles Willey (who also photographed September's fat black bear and November's handsome buck); to June's curious gray tree frog, taken by Dwight Kuhn; and December's cheery Bohemian waxwing photographed by Roger Irwin, the calendar is visually appealing.

It's also unusual — and useful! — because it provides dates of interest to outdoor enthusiasts including opening day for New Hampshire's trout ponds, youth hunting weekends, Discover WILD New Hampshire Day, free fishing day, archery and firearms seasons for various species, and more. You'll also find nature notes, like when to watch for turtles in the road, and useful reminders like when to register your snowmobile.

Your calendar purchase helps the New Hampshire Fish and Game Department manage the natural resources we all enjoy — the state's fish and wildlife and their habitats. Visit Fish and Game at <http://www.wildlife.state.nh.us>. ■

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### School News — cont. from page 7

classes, having just finished a painting, are further developing individual style techniques with skill in portrait and facial proportion and observed value. Mr. Dalphonse's Art II classes have displayed a writing assignment on self-reflection while creating a non-illustrative representational profile using a mixed-media approach. All the pieces of work have been or will be displayed in various areas of the high school creating an interesting and eye-catching opportunity for both staff and students. All three portrait methods helped the students learn more about themselves while developing skills and techniques to further their ability to be competitive in a variety of art careers and opportunities using both classic and new technologies.

Also, Ms. Fitzgerald's yearbook class is well on the way to continue the award-winning, high quality, accurate, entertaining, and interesting production of the 2007 yearbook. There is a history of the yearbook selling out, so please remind your student (or yourself) to order as soon as possible, and don't forget to ask your student artist to see their wonderful work. The entire department is proud of their efforts and success.

## Elementary School Can Benefit from Recycled Ink Cartridges

Save your empty inkjet printer cartridges and old cell phones — they have value. Our school has found a company that will pay us cash for empty inkjet printer cartridges and old cell phones. They then remanufacture the inkjet cartridges and sell them at significant savings to their customers.

The benefits include: 100% profit for our school and the potential to earn thousands of dollars per year. The program is a safe, simple, quick, and easy way for the school to raise money plus it eliminates thousands of tons of trash in landfills. It is an excellent opportunity for students to learn about recycling and its huge impact on our environment.

Here's how it works: Inkjet cartridges and cell phones can be collected from homes, work, and local businesses, then brought to school in a plastic bag to prevent leakage and put in a collection box. The items are then shipped, free of charge, to the recycling company. The school earns up to \$3.00 per inkjet cartridge and \$2.25 per qualifying cell phone. ■

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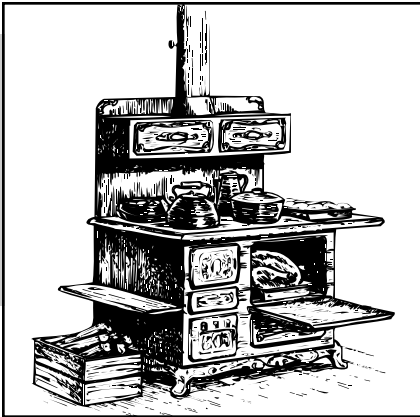
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**RE/MAX** Omega Group (603) 669-0030 x 214 Office

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**Vicki Gordon (603) 627-1141 x 212**

These condominiums have not yet been registered by the NH Consumer Protection and Antitrust Bureau of the Attorney General's Office, Department of Justice. Only non-binding reservation agreements may be accepted.





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

*This month: How do I love all those leftovers!*

*By Jennifer Pfeifer*

**H**appy Thanksgiving Loudon! In the spirit of giving thanks, I would like to thank my Mom for my love of cooking. She can take whatever she has in the fridge, freezer or pantry and turn it into a meal fit for a king, and enough to feed the entire army, too. She also always let me be in the kitchen with her, and ultimately let me cook meals and treats for the family (I loved making brownies!). As for leftovers, I learned from the best!

I love leftovers as they are, or turned in to something totally different. I encourage you to experiment in your kitchen — if it sounds good to you, try it. I don't do a whole lot of measuring in my kitchen, unless I'm baking, and even then I always end up adding something extra. I've also been known to stretch two cooked rotisserie chickens from the store into 4–5 meals, all different and enough to give away to friends.

### HOMEMADE STOCK

Re-roast your bones for stock and add cooked-all-day flavor to your meals. This may sound like a lot of work, but once you taste the flavor of the result you will never think of just throwing your bones away again!

Once you have taken all the meat off the turkey, chicken, beef or pork, save all the bones and body in a ziplock bag. You can keep it in the fridge and you can even have other family members save the bones that they've eaten from. Because the bones are re-roasted, any germs will be cooked out.

Exact measurements and ingredients will depend on what you have left on your table or in the fridge.

- Bones — Turkey, Chicken, Pork or Beef
- Your favorite stock vegetables (onion, carrot, celery, garlic, etc.) chopped into medium pieces. No need to peel or cut off the ends.
- Salt and Pepper
- Water

In a large roasting pan (one that can be used on the stove top) put the bones and vegetables into the pan, fill the bottom of the pan 1/4" with water, and roast uncovered in a 400–450° oven, stirring when the edges are extra brown. You want to roast the bones and veggies until your house smells delicious and the bones are very brown (cooking time will vary depending on how many bones you are roasting).

Remove the pan from the oven, add enough water to cover the bones and veggies, and simmer on the stove top for 1 hour. After simmering, scoop out the bones with a slotted spoon and discard. Strain the remaining stock into a large bowl and put in the refrigerator overnight or until the fat has risen to the top of the gelatin-like stock and solidified. The fat can be easily removed with a spoon. Stir congealed stock well.

#### Tips for storage:

- Ziplock bags allow you to squeeze most of the air out for flat freezer storage.
- Put chunks of meat in with the stock to keep meat moist for future use. Refrigerate or freeze.
- Spoon stock into ice cube trays. When frozen, pop them out of the trays and store them in a ziplock bag. Add a cube or two when you're cooking veggies in the microwave.

## Loudon Ladybugs Earn \$1,500 for Breast Cancer

**O**n Sunday, Oct. 15 the Loudon Ladybugs, a group of about 20 people including 9 teachers from Loudon Elementary School, walked in the Breast Cancer fundraiser in Concord. They earned \$1,500 in memory of former kindergarten teacher Pam Hutchins who passed away from the disease in 2000.

In total, over 4,000 people alked in Concord. This includes 162 teams walking for people battling the disease, in memory of people who died from breast cancer or, best of all, breast cancer survivors! The 4,000-plus people earned a total of \$430,298 for breast cancer research.

If you haven't scheduled your mammogram or given yourself your monthly self-exam — please do it! Early detection is the key!

Great job, Loudon Ladybugs! ■

### MASHED POTATO SOUP

Mashed potatoes are one of my favorites, and growing up my Mom made sure when we sat down to Thanksgiving dinner, the two things we didn't have to worry about running out of were mashed potatoes and gravy! So what could be a better combination in a soup?

- 2 Cups leftover mashed potatoes
- 1 Cup leftover gravy or stock
- Milk or cream

In a saucepan combine the mashed potatoes, gravy (or stock), and enough milk or cream to thin to your desired creaminess.

Add sour cream, bacon, and chive for a loaded potato soup. Add cheddar cheese for a cheesy potato soup. Add leftover pureed butternut squash for a potato-squash soup.

### VEGETABLE SOUP

- 4 Cups stock
- 1 Cup cubed meat (chicken, turkey, beef, etc.)
- 1 Cup leftover or frozen vegetables (peas, carrots, green beans, etc.)
- 1 large can diced tomatoes
- 1 teaspoon dry dill
- Salt and pepper to taste

Add all ingredients together in a large pot and simmer for 1/2 hour. Serve or store in fridge or freezer.

### CURRY TURKEY RICE STEW

- 2 Cups leftover turkey chunks
- 2 Cups cooked rice
- 1 Cup chicken stock
- 1 3.5 oz. can light coconut milk
- 1 Cup cubed turkey
- 2 Tablespoon curry powder
- 1/2 teaspoon paprika
- 1/2 teaspoon cumin
- 2 Tablespoons chopped cilantro
- Salt, Pepper, and/or Tabasco to taste

Combine all ingredients except for cilantro together in a large pot and simmer for 1/2 hour or more (the longer you let it simmer, the thicker it will become). Add the cilantro just before serving. Try serving with Naan bread, which is an Indian bread (I've been able to find it in the bakery section at Hannaford's). Serving with a side cucumber salad is my favorite with this! (Combine 1 large seedless cucumber-diced, 1 small container of plain yogurt, 2 tablespoons of chopped fresh mint or 1 teaspoon of dry mint, and salt to taste).

### HAM AND CHEESY PASTA

- 1 Stick butter
- 1/3 Cup flour
- 1 teaspoon onion powder
- 1 teaspoon dry mustard powder
- 3 Cups milk
- Dash of Worcestershire sauce
- 4 Cups cooked pasta
- 1 Cup cubed cooked ham
- 2 Cups shredded cheddar cheese
- Salt and pepper to taste

In a large sauce pan, melt butter over medium heat. Add flour, onion powder and mustard powder. Cook to coat all flour (you're making a roux). Whisk milk and a dash of Worcestershire sauce into pan and bring to a low boil to thicken the sauce.

Add cheese and stir until melted. Combine remaining ingredients. You can serve as is, or put into a baking dish and cover with more cheese and cracker or chip crumbs and heat until bubbly.

**Next Month: Sugar and Spice.** What sweet treats do you have on your Holiday table? I'd love to hear from you, or maybe there's a recipe you haven't had in years. Let me know by email at [jtpfeifer@comcast.net](mailto:jtpfeifer@comcast.net), call at 783-8986, or send mail to 168 North Village Road, Loudon, NH 03307, and I'll do my best to find it for you!

# T<sup>+</sup>O Y<sup>+</sup>OUR HEALTH

By Tricia Ingraham, BS

## Tis' the Season for Colds and Flu

### Fall is here, Winter is approaching — Tis' the season for Colds and Flu

Influenza (commonly known as the flu) and colds are among the most common infections of the respiratory system. Americans endure about 1 billion colds each year. Children get the most colds, six or eight a year. By contrast, adults average two to four a year, with a greater frequency in the parents of children. The high rate in children is blamed on their lack of a built-up resistance to infection and the close contacts with other kids in schools and day care. Women's closer contact with children may also explain the greater prevalence of colds in women than in men.

This article attempts to explain the differences between a cold and the flu, even though they are both caused by viruses, and are both likely to occur during the winter months.

### Is it a Cold Or The Flu?

A cold and the flu (also called influenza) are alike in many ways. But the flu can sometimes lead to more serious problems, such as pneumonia. A stuffy nose, sore throat, and sneezing are usually signs of a cold. Tiredness, fever, headache, and major aches and pains probably mean you have the flu.

Coughing can be a sign of either a cold or the flu. But a bad cough usually points to the flu.

### Know When To Call Your Doctor

You usually do not have to call your doctor right away if you have signs of a cold or flu. But you should call your doctor in these situations:

- Your symptoms get worse
- Your symptoms last a long time
- After feeling a little better, you show signs of a more serious problem. Some of these signs are high fever, shaking, chills, chest pain, or coughing with thick, yellow-green mucus

### Avoid Getting a Cold

- Wash your hands often. You can pick up cold germs easily, even when shaking someone's hand or touching doorknobs or handrails.
- Avoid people with colds when possible.
- Sneeze or cough into a tissue and then throw the tissue away.
- Clean surfaces you touch with a germ-killing disinfectant.
- Don't touch your nose, eyes, or mouth. Germs can enter your body easily by these paths.

### Does Cold Weather Cause a Cold?

Most colds strike in the fall and winter. Contrary to what many people believe, the increased rate of colds during this time is actually not due to the cold weather. So why do more people feel "under the weather" during the winter months? Probably, say researchers at NIH's National Institute of Allergy and Infectious Diseases, because of the greater time spent indoors in cold weather, increasing the opportunity for viruses to spread among people. Also, the lower humidity during the colder months helps cold-causing viruses to thrive and may dry the lining of the nasal passages, making them more susceptible to infection.

### Avoid Getting The Flu

The most important tool for fighting the everchanging flu virus is immunization by a killed virus vaccine licensed by FDA. The vaccine is made from highly purified, egg-grown viruses that have been made noninfectious.

Studies have shown the vaccine's effectiveness rate to be 70 to 90 percent in healthy young adults. In the elderly and in people with certain chronic illnesses, the vaccine sometimes doesn't prevent illness altogether, but it does reduce its severity and the risk of complications.

Because it takes the immune system about six to eight weeks to respond to vaccination, the best time to get the flu vaccine is mid-October to mid-November, before the December-to-March U.S. flu season hits.

### Who Should Get a Flu Shot?

Almost all people who want to lower their chance of coming down with the flu can get a flu shot.

### Who Might Not Be Able to Get a Flu Shot?

Talk to your doctor before you get the shot if you:

- have certain allergies, especially to eggs
- have an illness, such as pneumonia
- have a high fever
- are pregnant.

### Do Not Take Antibiotics For a Cold or Flu

Antibiotics won't work against cold and flu germs. You should take antibiotics only when really needed.

### Help Yourself Feel Better While You Are Sick

- Drink plenty of fluids.
- Use a humidifier — an electric device that puts water into the air.
- Get plenty of rest. Your body is trying to attack the virus. It takes energy to do that.
- Over-the-counter medications can provide temporary relief of symptoms. *(Do not give aspirin or other salicylates to children or teen-agers with symptoms of a cold or flu, young people can get sick or die from a rare condition called Reye syndrome.)*

**Sources:** The Food and Drug Administration ([fda.gov](http://fda.gov)) & American Lung Association ([lungusa.org](http://lungusa.org))

**For more information:** NH Immunization Program 271-4482

**Where to get a flu shot:** [www.findaflushot.com](http://www.findaflushot.com)

**Flu related questions:** Susan Bascom, NH Influenza Surveillance Coordinator 271-4496

Do you have a health topic that you would like to see featured?

Please send ideas to the Loudon Communications Council, POB 7871, Loudon, NH 03307 or email Tricia Ingraham: [dtingraham@comcast.net](mailto:dtingraham@comcast.net).

## CRVNA Announces Public Flu Clinics

Concord Regional Visiting Nurse Association will be hosting public flu clinics for ages four through adult at many locations in Concord and surrounding towns during the months of October and November.

Immunizations are \$20 each (cash or check), but if you have Medicare Part B, Medicaid, Healthy Kids or Anthem (prefix of YG or R), with insurance I.D. card at the clinic, you do not have to pay a fee.

Dates and locations of the flu clinics are being advertised in this newspaper and weekly community newspapers, plus listed on Concord Regional VNA's web site at [www.crvna.org](http://www.crvna.org). All flu clinics are dependent upon the availability of the flu vaccine and are subject to change. Please check Concord Regional VNA's web site at [www.crvna.org](http://www.crvna.org) or 224-4093 extension 4865 or 800-924-8620 extension 4865 for current information.

Concord Regional VNA reminds you to:

- Get vaccinated as soon as possible.
- Always wash your hands with soap and hot water.
- Regularly disinfect household surfaces where germs and bacteria thrive. ■

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# A LOOK AT LOUDON HISTORY

By Amanda Masse

First, an update on the August Mystery, which was Muriel Burr's home in the village next to the Yankee Country Store. It was previously believed that Ancie Wiggin was a male. Recent research by Loudon historical detective Muriel Burr, found that Ancie Wiggin was a woman. Ancie was the daughter of Asa and Rachel (True) Bachelder. She was the second wife of Joseph Wiggin, who was a tanner and had quite an extensive business. Muriel is hot on the trail of more information about the Wiggins family. I had a resident of Wiggins Road asking about any connection between the Wiggins in the village and those whose homestead was on Wiggins Road and we are working on some answers. If you have any information, please share!

OK, on to last month's mystery. I guess sometimes even a smidge of a hint isn't enough. I received a few responses to this mystery and they were correct in that the house is "the Buzzell House and barn" on North Village Road across from Lovejoy Road. The photo was taken from the location where Mickey and Dorothy Mulkhey's home is now located. The two girls in the tea party photo are Marjorie Marston Buzzell and Emily Marston Barton, and the children in the second photo are Bertha, Marjorie, and their brother John Marston. The three are in front of "The Hackett House," now the home of Bob Robinson.

As for the bonus last month.... Well, a few people asked Raymond and Mickey where those fantastic hats were from the photo (below). They claim they were taken from them by their screaming fans after the event. I am not sure they were telling me the truth, but they did look fabulous! A correction is needed — Mickey Mulkhey is on the far right and Andy Downs is third from the left (just the reverse of what we originally identified).

After the slightly tough mysteries the last two months, I am willing to give you all a break and am sharing a photo of the original Beanstalk Store that was given to me by Raymond Cummings. If you would like to share your stories about the history of the Beanstalk Store or have some additional photos or stories you would like to share, just contact me, Amanda, by e-mail at [jaelmasse@comcast.net](mailto:jaelmasse@comcast.net) or by calling 783-0227. Don't forget to keep looking through your photos for any that could be shared here! If you find something neat, give me a call! ■



This month's Mystery Photo



Last month's Mystery Photos



## OHRV Safety Course Announced

The New Hampshire area Off Highway Recreation Vehicle (OHRV) SNOWMOBILE SAFETY EDUCATION COURSE begins November 18th and will be held at New Hampshire Sno-Shakers Clubhouse from 7 a.m. to 5 p.m. The sponsor of this program is The New Hampshire Sno-Shakers Snowmobile Club.

In New Hampshire, OHRV operators aged 12 years and older must possess a Safety Certificate or valid driver's license. A Safety Certificate is issued upon successful completion of the OHRV Safety Course.

The OHRV Safety Education Course includes instruction in proper preparation and care of the vehicle, basic operation and safe riding techniques. Operator requirements are also discussed, such as appropriate clothing, what to bring with you, outdoor survival skills, and medical self-help. The OHRV Laws are reviewed as well as environmental considerations, landowner relations, and multiple use trail issues. A written exam will be required and a field test may be included.

For further details or to pre-register contact Mary Boyd, at 753-4758 or contact the New Hampshire Fish and Game Department at (603) 271-3129. There is no charge. Parents are encouraged to attend. ■

## Loudon Young at Heart

By Joanne Arsneault

It's November, which usually means cold weather will soon be upon us, and time for the snowbirds to fly south. Will this "global warming" that we hear so much about keep them here? Nah, I doubt it.

Our speakers are lined up for our November 14th meeting. They include representatives from the Police Department, Fire Department, Selectmen's Office and a Medicare Part D spokeswoman. This promises to be an interesting meeting, so if you have a friend or two, (and who doesn't) bring them along. The coffee pot will be on, and we can always learn a thing or two, now can't we?

In December, we will have our Christmas party. We will have a potluck lunch, and are we ever lucky to have such good cooks in our midst. It is always a treat!

More news next month about our October 24th trip to the Indian Head Resort in Lincoln. ■

# LOUDON WILDLIFE

By Kris Tripp

## The Eastern Wild Turkey!

I could not let November go by without writing about the very abundant Turkey population in our town! Anyone that uses Oak Hill Road for day to day transportation has undoubtedly seen the ever-growing flock of turkeys either in the road or on the side of the road. What a wonderful sight!

Believe it or not, these non-migratory birds disappeared from New Hampshire 150 years ago because of habitat loss and the lack of a fish and game department to regulate hunting seasons. The turkey actually had to be transplanted back into the state. In 1975 the project was deemed a success and now there are an estimated 25,000 birds in the state. Turkeys are present in every county in New Hampshire, though severe winter weather and lack of suitable habitat limit the distribution of wild turkeys in the northernmost part of the state.

### Description

Adult males (called toms) generally weigh 18–24 pounds or more; The female (called hens) are about 10 pounds. The feathers or “plumage” is iridescent bronze. The adult male has a reddish neck and head while the

females have bluish heads with more feathers. The “gobbler” as my kids like to call it, is a dewlap (the fleshy growth hanging under chin). Also hanging are caruncles (growths located on the side and front of neck), and a snood (a fleshy projection rising above the bill) on males. A beard (like bristles on a broom) hangs down from the chest; typical in males and in 5% of females. Males also have spurs 1/4 to 1–1/4 inch long on the lower legs.

### Habits and Habitat

The turkey eats about 90% plant matter and about 10% insect. They forage on the ground in flocks and eat acorns, beechnuts, cherries, and ash seeds. Berries, grasses, sedges and insects are important summer foods. Turkeys will also eat corn, rye, oats, alfalfa, soybeans, millet, and buckwheat. Grit (tiny rocks) is also consumed to help grind up the other foods that are ingested. Wild turkeys forage at farms in winter and feed on sensitive fern fertile stalks, waste corn, and persistent fruits such as barberry, rose hips, and dried apples.

Toms gobble to attract females and to repel competing males. Both adults make a variety of noises — yelps, clucks, cackles, purrs, rattles, and gobbles. Toms gather a harem of hens (many hens) by gobbling, strutting, and

using dramatic plumage displays. Mating occurs in April and nesting in May. The nest is typically a small depression lined with dead leaves. Nests are located in areas with a well-developed brush. Hens breed in their first year while toms have to compete with one-year old males (“jakes”). Hens lay 8–15 eggs. Chicks hatch in 28 days, typically in early June.

Turkeys tend to live in pastures, hayfields, burned areas, clear-cuts, blueberry barrens and natural savannas. These areas support low grassy ground cover and the insects needed for brood-rearing. They travel over 4 to 5 square miles during the year, although during the winter and nesting season they often restrict their movements within 100–200 acres. Turkeys are active during the day, roosting in trees from sundown until sunrise.

### Predators

Coyote, fox, and fisher cats are the major predators of adult turkeys. Hens will often abandon a nest if disturbed during incubation. In late summer, hens and their broods often band together to form large flocks.



For more information about the Eastern wild turkey visit: [www.wildlife.state.nh.us/Wildlife/Wildlife\\_profiles/profile\\_wild\\_turkey.htm](http://www.wildlife.state.nh.us/Wildlife/Wildlife_profiles/profile_wild_turkey.htm). Facts for this article were obtained from the above website. Picture courtesy of [www.kidzone.ws/animals/turkey.htm](http://www.kidzone.ws/animals/turkey.htm).

*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). ■*

## Mark Your Calendars Now for Christmas Performance

The Faith Community Bible Church, located at 334 No. Village Road, will be presenting a Christmas children's musical called “Stranger in the Manger” on Friday, December 22 at 6:30 p.m. If you would like more information, please contact Jenn Stevens at 798-3953. ■

## Troop 247 Scouts are having their 2nd Annual Roast Beef Supper!!!

November 11 at 6:00 p.m.  
at the Loudon American Legion



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## Clough Pond Association Lake Host Program

This is the third year that the Clough Pond Association has coordinated the Lake Host Program. Thanks to a grant from the NH Lakes Association and money from the Loudon Conservation Commission, Clough Pond was protected from milfoil and other exotic weeds.

Trained Lake Hosts distribute literature and conduct courtesy, voluntary boat, trailer, and other watercraft inspections at our public boat ramp. They remove and properly dispose of any plant material.

This past summer Mathieu Nadeau (pictured at right inspecting a boat), paid Lake Host, inspected watercraft in the early morning and late afternoon hours during the week. Twenty-three trained volunteers from the Clough Pond Association spent 235 hours working as Lake Hosts on weekends.

Exotic milfoil is a serious problem in the state. Once it is established, there is no known way to eradicate it. It seriously compromises the recreational, ecological, and economic value of a lake, costing tens of thousands of dollars annually to keep it under control.

You can help to keep our lakes and ponds weed free by inspecting your boat or other watercraft every time you enter — and leave — a lake or pond. ■





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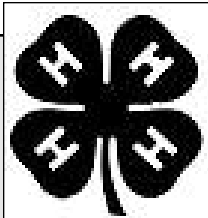
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## Happy Hill 4-H Club News

By Liz Lebrun

Hello. Happy Hill 4-H readers and welcome to news on a new and fantastic 4-H year that began on October 2, 2006 at the Loudon American Legion Hall.

We are off to a great start, and have begun our annual cookie and candy bar sales. Cookies are \$3.50 per package and candy bars are \$1.00 each. Any 4-Her can provide you with these delicious treats.

Happy Hill has two members going to Round-Up: Cassidy Boon and Carly Colby. Round-up is a special day when 4-H members ages 8-13 are recognized for their achievements during the last 4-H year. Cassidy Boon is being recognized for her poster and records and Carly Colby is being recognized for her records. This event is held at Beech Hill Farm in Hopkinton on October 28th and it will include games, food and other fun things.

Next month's meeting is our annual Achievement Night. The fun-filled night is when 4-H members will be able to bring refreshments, family members and friends for an evening that applauds the accomplishments of its members and dedication of our leaders. Highlights will include installation of newly elected officers, and the presentation of pins and fair prize checks. Outstanding members will be honored for their great accomplishments during a candle-lighting ceremony.

Happy Hill meets the first Monday of each month at 6:30pm at the Loudon American Legion Hall. New members are always welcome. For more information, call Liz LeBrun at 783-4671. Come join the fun of crafts, sewing, horses, friends and more!!! ■

*Written by Carly Colby*

*Happy Hill 4-H Club reporter*



## MCCA — The Merrimack County Cheerleader's Are Back!

By Kris Tripp

Cheerleaders of Loudon – UNITE! We are gearing up for our third season and looking forward to cheering once again at ICB basketball games. Our dedicated group of ladies from Boscawen, Penacook, Loudon, Salisbury and Webster met in October to discuss the continuation of community cheerleading within the Merrimack Valley School district.

Practices will start in November and we look forward to cheering at games during the winter months. We look forward to an unforgettable season that will include workshops with Varsity cheerleaders, community service, fundraising events and a jamboree. Cheerleaders in the grades 5-8 will also compete in local tournaments.

I would like to thank all the volunteers who made this program possible last year and look forward to seeing all of you again as well as some new faces! If you have questions about the cheerleading program or would like to volunteer in Loudon, please contact Kris Tripp: 783-0448 or E-mail: tripp.kris@comcast.net.

Are you interested in promoting the sport of cheerleading in Loudon? We need a town coordinator for next year for this program to continue. Please contact Kris if you are interested.

*Below: The 2006 1st grade squad sponsored by Mulleavey Electric pose for a picture at our second annual jamboree.*



### REAL ESTATE TIPS:

## What to Expect in Closing Costs on a Home Purchase

By Jack Prendiville, Century 21 Thompson Real Estate

Many are taking advantage of this year's low mortgage rates to purchase a home. Pent up with excitement, many families who have scrimped and saved for a down-payment jump for joy when the mortgage lender finally approves their application. But they should realize that there's a whole new set of expenses that must be covered before actually *closing* on the sale.

New homeowners are often taken aback by up-front closing costs such as mortgage and title insurance, attorney fees, recording fees, and loan points, which can run into the thousands of dollars. But there is no need to be afraid of these charges. With a little background on their purpose and shrewd financial foresight, closings can be a breeze.

A lender's charge for processing the loan can be determined at the beginning of your buying process. Referred to as "points," these charges are equal to 3 percent of the borrowed amount. "Points" can also become a tool for negotiation with the lender and seller. In a buyer's market, home sellers will often agree to pay mortgage fees in order to close a deal.

Title insurance can be a substantial expense. The policy covers any financial setback caused by unforeseen defects in the purchased property and home. The one-time title fee, including search and examination averages around \$430 for a \$100,000 home, but it's recommended that you check with a local title insurance agent ahead of time to effectively determine what you'll owe before closing.

Additional costs, such as attorney charges, and recording, transfer, and inspection fees, can also be predicated ahead of time by the buyer. Most often pest and survey inspections, although included in the official closing statement, are conducted and paid for long before the closing date. However, buyers should consider them as additional up-front costs.

Some closing costs, such as "points," are fully tax deductible that tax year if you show proof of a separate lump sum payment. They are not deductible in a few cases when the loan is the result of re-financing rather than a home purchase. Application, appraisal, documentation, and broker fees cannot be deducted.

Some states require payment of property taxes at closing. In some instances, buyers and sellers are asked to put money into an escrow account that will cover any past and future tax obligations. Be sure to check with an attorney or real estate agent before the closing to determine your property tax commitments.

Also, be prepared to pay any assessments if buying a condominium or into an association-governed property. Fees for credit reports, notary public seals, and assumptions, which includes the processing of official documents, may also arise.

Knowing what total closing costs will be before starting your home search can help you better understand what price range is right for you. In the end, the process of closing on a mortgage will be easier than you think, leaving more time to plan for your new home. ■



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## Girl Scouts News

### Girls Scouts Start Out Strong

The Girl Scouts of Loudon are really off to a strong start this year! Troops have started meeting and are planning some fantastic activities as well as community service projects. You will hear about all of their great adventures in this issue and in future issues of *The Loudon Ledger*.

Just as the Town of Loudon is growing, the Loudon Girl Scout Service Unit is growing by leaps and bounds. As of the October 1, 2006, the start of the new Girl Scout year, we have 26 registered adult volunteers. Yeah!!! Because of that success our Service Unit was awarded the coveted Girl Scout Trademark tablecloth to use for promotional purposes.

Whether you have just a little time or a lot of time to give, the Loudon Service Unit is hoping to fill a few more vacant spots on the town management team as well as add to the troop leader roster. There are still a number of girls who really want to be part of a troop but, unfortunately at this time, they cannot experience the troop program because they have no adult leadership. Here is where you can help make a difference in their lives. Anyone, after a criminal background check, 18 years or older, male or female, is eligible to join this great organization as an adult vol-

unteer to make that difference. Please call Amanda Masse, our Registrar, at 783-0227 for more information.

The Loudon Service Unit will be holding a bake sale at the Maxfield Public Library on Saturday, November 18 from 9:00 a.m. to 12:00 p.m. We are raising much-needed funds for the town account. These funds will help bring exciting town events to the girls in the community as well as support new troops just beginning their journey in the wonderful world of Girl Scouting. Please help support our efforts and stop by on November 18 to purchase some delicious baked goods. Thank you for listening and see you next month.

### Girl Scouts Outdoor Living Skills Event

By Michelle Holbrook

The Loudon Girl Scout Service Unit put on an awesome Outdoor Living Skills event for the girls in town on Sunday, October 15th. We had 53 scouts, 11 non-registered girls, and 21 adult volunteers. It was an amazing turnout despite the cold. This outdoor event was set up as an opportunity for the girls to experience and learn a number of important tasks to help them have a more enjoyable and safe outdoor

### Scene from the Outdoor Living Skills Event



camping experience. The nine skills presented were: Basic First Aid, Knives, Knots, Campfires, Outdoor Cooking, Tents, Packing, Compass Skills and the "Lost But Found" video presentation.

The day started off with some fun interactive Girl Scout songs followed by the official flag ceremony. After which the girls, in small groups, rotated through each skill station for 30 minutes with a one-hour break for lunch and some nature games. Yes, the fine art of making s'mores was taught to each and every girl. You certainly don't want to camp without knowing how to make one of those yummy treats. Finishing out the day was the closing flag ceremony. The event committee hopes that all troop leaders and/or parents will continue to work on these skills with the girls and reinforce them throughout the year.

To incorporate the community service aspect, which is a part of Girl Scouting, all participants brought a non-perishable food item as part of their registration fee. Collectively, the day netted 2 large boxes full of food, which is being donated to the Blessed Hope Food Pantry here in Loudon. Way to go girls! You rock!!!!

A huge thank you to our instructors for the event who taught the girls of Loudon these skills: Ben Carter, Darlene Conte, Lysa Crouch, Samantha French, Mark Herter, Jason Masse, Norma O'Brien, Michele Paquette, Corrine Rattee, and Judy Silverberg.

More thanks to all the other wonderful adult volunteers who assisted our instructors, helped with setting up & registration, and helped us clean up at the end of the day. This event would not have been possible without everyone's generous help.

Lastly, the Loudon Service Unit would like to thank Globe Manufacturing, in Pittsfield, NH for their donation. The event committee was able to purchase many supplies for this day thanks to their generosity.

The Loudon Girl Scout program relies on sponsors, like Globe Manufacturing, to assist us in offering opportunities such as this to the girls in our

community. If you or your company is interested in sponsoring Loudon Girl Scouts please call Michele Holbrook, Public Relations Coordinator, at 603-798-3669 or Michele Paquette, Service Unit Manager, at 603-783-4275.

### Brownie Troop 45

Michele Holbrook and Lysa Crouch

Brownie Troop 45 is off to a good start this scout year. We added three new girls to bring our troop total to twelve scouts. The troop is continuing to do the same ongoing service projects as last year. Collecting blank greeting cards for the troops overseas and collecting toiletry items for a family homeless shelter in Concord. We will continue to do plenty more community service projects throughout the scout year as well as more field trips.

Our troop will be joining Troop 300 to sing patriotic songs at the NH Veterans Home in Tilton on Friday, Nov. 10th in honor of Veteran's Day. All girls attending will be bringing home baked goodies to share with the veterans.

Troop 45 is excited to be back from summer and looking forward to earning more try-its and patches. Lysa and I look forward to sharing our adventures with all of you.

### Brownie Troop #300

Amanda Masse & Michele Paquette

Troop #300 is on the roll again. The girls have already earned their first Brownie Try-it of the year called Girl Scout Ways and have started the requirements for our next — Wave the Flag. We look forward to working on and strengthening the skills that we learned at the Outdoor Living Skills event throughout the year. We held our Investiture and Re-Dedication ceremony in October. Our troop invested one new girl into Girl Scouting and re-dedicated eleven others to the Promise of

*Girl Scouts — cont. on 17*

# 12 HOMES PENDING.

*And that was just in September.*



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*Girl Scouts — cont. from page 16*

Girl Scouting and to the Girl Scout law. We had a birthday party/food drive held in honor of the Girl Scout Founder — Juliette Low. Her birthday is on Halloween, but we held a food drive the week before to honor her value of giving to others — we are donating all goods to the Blessed Hope Food Pantry in Loudon. We will be working with Loudon Brownie Troop #45 on another community service project. The girls from both troops will be practicing singing patriotic songs and make a craft together. Each girl will make a dozen cookies and we will be going on our first field trip together to the Veteran's Home in Tilton for a Veteran's Day celebration. The girls will deliver their cookies and craft and sing to the residents. We are sure that this will be a very fun event for all involved. The girls (and adults) of Brownie Troop #300 are just getting started and looking forward to a great year!

## Brownie Troop 685

We are off to a busy year!! The six Daisies from last year have joined with three second year brownies, along with three brand new girls to make our Brownie troop TWELVE girls. The girls have been busy creating a troop flag, making secret phone number coded key chains and playing games to get to know each other. A visit from Fish and Game last week taught the girls about wildlife in their backyards and supplied them with information to take home. Upcoming events include, making a "sit upon" and a dark, evening hike to teach the girls safety skills with flashlights after the troop attends the town Outdoor Living Skills training on October 15th. The troop is also planning a field trip to Borders. We kick off our community service project the end of October collecting canned goods for the Loudon food pantry and will deliver our donations and help Reverend Frost stock the shelves the end of November. A huge welcome goes out to our three new Brownies!! The biggest thank you I can offer goes to Lee Laughlin who has graciously offered to be the troop fall fund raiser mom and help with the enormous amount of paperwork that is necessary to keep our troop successful. On behalf of your daughters, please thank her when you see her. As always, a thank you to my wonderful co-leader, Karen Minery who has made this year exciting with her wonderful ideas.

## Cadette Troop 2356

This is the new age group being serviced in Loudon, ages 11–17. Currently, we have seven girls registered in this new troop. Girl Scouts is a wonderful organization for girls to come together and have fun while serving their communities and networking with professionals. In order to target this age group and make it appealing to them so that it does not interfere with their many other extra curricular activities the troop meets on Sundays at 3 p.m. Brookside Pizza has graciously allowed us to use a corner of their restaurant to hold our meetings. A huge thank you to Mike for his offer for that space. The girls are getting acquainted with one another and working on a community service project to plan and implement the haunted house for the annual Halloween party at NHIS. If you know of a preteen or teen that would be interested in joining our group, let me know. The troops other plans include the Nutcracker Ballet, Boston Pops and Monarchs game. A thank you to Michele Drago for co-leading this new endeavor with me.

## Junior Troop 361

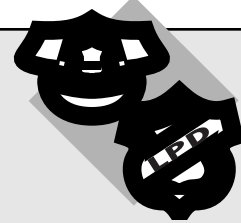
*Samantha French Leader*

We have a new assistant leader this year, Jenna Paquette, WELCOME JENNA!!! We are really enjoying getting reacquainted with everyone.

We have started off the year with a bang!!! We started working on 3 badges at once and have already completed one!! We also started our first community service project. We are working on no-sew blankets for the Pediatric Department at the Concord Hospital and will continue this throughout the year!!

Troop 361 took part in the Outdoor Living Skills day on the 15th and enjoyed meeting all the other girls in town and learning a lot of new skills!!! What a great day for Girl Scouting in the Town of Loudon!!! Michele Holbrook, Amanda Masse, Heather Herter and Michele Paquette did such a wonderful job in organize this event they deserve a HUGE THANK YOU from all the girls in town!!!!

Troop 361 also had taken part in the Fall Nut Sale and is planning a trip to Boston with the money they earn. We will also be at the blood drive to help serve refreshments again this year and of course we are working on collecting nonperishable food items for the Blessed Hope Food Pantry. ■



## Loudon Police Department News

*By Robert N. Fiske, Chief of Police*

The annual Blood Drive sponsored by the Loudon Police Department will be held November 28 from 2 p.m.–7 p.m. at the Loudon Safety Building. Last year we had a total of 81 donors. Eight of these were 1st time donors! A total of 77 pints were collected. As I am sure you have heard on the news there is a shortage on the blood supply. Unfortunately as the holidays approach, the need becomes dire. Let's make this our record year! The double red cell machine will also be available. If you are interested in volunteering your services or donating a soup or stew, please contact Janice Morin weekdays at 798-5521.

Congratulations to Officer Jason Fiske who graduated from the D.A.R.E. Instructor School on September 29. Officer Fiske will be teaching the D.A.R.E. Curriculum to the fifth grade classes at the Loudon Elementary School in the coming months. This program allows us to interact with the youth of Loudon and is a very positive impact on our community. If you have any questions regarding this program please feel free to call us. This program has overwhelming been supported by the Loudon community and for that we are grateful. Look in future *Ledgers* for upcoming events.



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

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



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## Loudon Girl Scout Service Unit BAKE SALE

**Saturday, Nov. 18th**  
**9:00 a.m. – 12:00 p.m.**  
**Maxfield Public Library**





# Around Town...

Photographs by Debbie Kardaseski



The Loudon Town Hall is almost back to normal after the June 2005 fire. The renovations are beautiful and I encourage you to take a look around when you go up to vote on November 7.



Work is progressing upstairs in the Town Hall at the Loudon Center Freewill Baptist Church. The Church hopes to hold its Christmas services here. The walls and ceiling will again be covered with embossed "tin" panels to match the look prior to the fire.



Work has begun on replacing the bridge on Cross Brook Road. This road was destroyed in the May 2006 heavy rain and floods.



Chichester Road Bridge over Bee Hole Road nears completion. This bridge was also destroyed by the May 2006 flooding and should be finished in a few weeks.



More May 2006 destruction undergoes repairs. The Mill Pond dam and banks were originally damaged in the Fall 2005 flooding and further worn away in May. Here, the pond is being drained so work can proceed.



Work continues on the Loudon Elementary School. Shown here is the new full-size gym on the left and the new reception/entry area in the middle. The existing school is at the right.



## Concord Regional Visiting Nurse Association

### Senior Health Clinics

Concord Regional Visiting Nurse Association is offering a Senior Health Clinics in Loudon on Nov. 28 from 9–noon.

All Senior Health Clinic services are \$10. Blood pressure checks are free. To make an appointment or for more information call Concord Regional Visiting Nurse Association's Senior Health Program at 224-4093 or 800-924-8620, extension 4830. Rides are available in Loudon by calling 798-5203.

### Monthly Walk-In Immunization Clinics

Walk-in Immunization Clinics will be offered Monday, Nov. 6 from 1–3 p.m. and Tuesday, Nov. 21 from 2:30–4:30 p.m. at the Downtown Health Clinic at St. Paul's Episcopal Church Outreach Center, 21 Centre Street, Concord. A fee of \$5.00 is requested per child (under 18). Adult vaccination costs vary by the cost of the individual vaccines. Children must be accompanied by a parent or guardian. Please bring an immunization record with you. For more information call CRVNA Community Health Services at 224-4093 or 800-924-8620, extension 4830.


### Monthly Walk-In Blood Pressure Clinic

A free blood pressure clinic will be held on Wednesday, Nov. 1 from 10–noon at Hannaford's Pharmacy, Ft. Eddy Rd., Concord.

CRVNA 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. ■

## Why No Kid's Page This Month?

We need YOUR help to keep our Kid's Page going. We know there are LOTS of kids in Loudon who are talented writers, artists, and poets. Think how exciting it would be to see your work published in *The Loudon Ledger*! Send your stories and poems via email to [debbie@debbiegraphics.com](mailto:debbie@debbiegraphics.com) or mail your items to The Loudon Communications Council, PO Box 7871, Loudon, NH 03307. If you want your item returned, please let us know. ■



### Men's Pick-up Basketball

**Fridays, 6:30 p.m.**  
**Loudon Elementary School**

**All are welcome!**

**For more information, call Paul Kowalski at 513-1744.**

## Selectmen's Minutes — Tuesday, September 5, 2006

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

*Also present:* Police Chief, Code Enforcement/Compliance Officer Bob Fiske, Fire Chief Jeff Burr, Deputy Fire Chief Rick Wright, and Emergency Management Director Sigrid Little.

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

*Selectman Ives moved to approve the Selectmen's Meeting Minutes of Tuesday, August 29, 2006 as printed. Seconded by Selectman Maxfield. All in favor. Motion carried.*

The Board met with Fire Chief Jeff Burr.

Chief Burr advised the Board the water source projects have been moving forward and he will inform the Selectmen when the projects are complete.

Chief Burr discussed the updating of the Emergency Operations Plan. He stated there are a few more meetings scheduled.

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

Chief Fiske stated he wanted to address last week's Selectmen's Meeting Minutes. He stated there have been five Selectmen's Meetings relative to the Special Duty pay rate increase for Ms. Morin. Chief Fiske said in last week's Meeting Minutes Selectman Maxfield stated, after checking around he found that starting pay for dispatchers was \$14.00 per hour. He said Ms. Morin is certainly more than a dispatcher when it comes to race weekend as well as her regular job. Chief Fiske went on to say this past weekend there was an advertisement for Hooksett not only a Police Officer but also a Dispatcher and the starting rate for both was rounded off to \$15.00. Chief Fiske discussed the statement in last week's Meeting Minutes where Chairman Bowles said there was no compromise that both people were not subject to compromise. Chief Fiske said what he stated was he was not the one making the request; he was the one addressing the letter that was

issued from Janice Morin. He said that he was not in the position of compromising because it was her letter and he did not want to talk in her stead. Chief Fiske discussed Selectman Ives comments in last weeks Meeting Minutes that "this request should be addressed in 2007," and "He would like to have Chief Fiske come to the Board and give reasons why this type of increase is deserved at this time, then he would be willing to consider it," and "the State Police were brought in and Ms. Morin has nothing to do with the State Police." Relative to the State Police comment Chief Fiske stated, "That is far from the truth. The State Police work for me, meaning the Town of Loudon, they are not over here under Bahre's realm, and they are over here under our request. We dispatch them, we tell them where they are going to go, and we make radio calls, telephone calls, and requests specifically. They work directly for Loudon Police. The reason they were asked by me to work is for merely (there is no problem with getting enough officers shy of the State Police up there), to show good faith. We wanted to work in harmony we hired everybody. We hired Highway Patrol, Sheriff's Department, State Police, but bear in mind they work directly for the Town of Loudon. One further point, not that it is anything to the Town of Loudon, but Bob Bahre is paying all those Troopers up there. Not that it has anything to do with me either, but their overhead rate is \$12.00 more than Loudon is charging. Whether that is right or wrong, that is neither here nor there. I just wanted to, just saying, not that this has anything to do with the minutes, but because of the, I'll call it confusion, with Mr. Bahre. I personally met with him this morning and I said look, I understand, not understand, but Bob Krieger was out there and subsequently Mr. Bowles spoke, and there was a little confusion as to what, he says that's fine with me, I have no problem paying the \$37.00 per hour, put it on the bill I will pay it. I understand and I'm not saying anything. You do a

good job I want to continue the relationship end of story. I just wanted to share what he said for the record. They do in fact give Bob Bahre a bill for \$107,000.00 and that's about it."

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

The Board began their review of weekly correspondence.

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

The Board was advised that the Office received a call from Dee Dee Maratea requesting a letter from the Town to her insurance company stating that she has completed all the drainage work and that the bond can be released. Chairman Bowles stated the Board would not release the bond at this time. The driveway issues need to be resolved. He stated there was a meeting at the property this morning and the Town is not in a position to release the bond at this time.

The Board received copies of the ZBA notice of the decision to extend Dee Dee Maratea's building permit on Map #58, Lot #21 for one more year until December 31, 2007. Mr. Fiske asked if that means completion or another year. The Board stated if the house is not completed by the expiration date, the permit is forfeited, and applicant must apply for a new building permit. No further extension will be granted.

The Board received copies of the minutes of the Cross Brook Road and Chichester Road pre-construction meeting on August 30, 2006 from The Louis Berger Group. Chairman Bowles stated the Board met with the Contractors at each site to go over any questions before construction begins.

The Board received a memo from Nancy Hendy advising that the Library Trustees have given Dale Gregory two weeks paid vacation, effective immediately. Mrs. Grego-

ry was hired as a fulltime employee beginning February 6, 2006. The Board discussed that the Library Trustees do not follow the Town of Loudon Personnel Policy in regards to vacation time. Discussion ensued regarding fulltime personnel not being eligible to utilize their vacation time until they have successfully completed their probationary period as well as being eligible for only one week of vacation time after the first year of fulltime employment. Chairman Bowles stated for the record, that he is not personally in favor of this. He said he knows that the Library Trustees run under a different set of guidelines somehow, but they are employees through the Town and he is not in favor of this. Chairman Bowles said if there is any action that can be taken to see that Ms. Gregory works the appropriate amount of time before she gets the two weeks of vacation just like any other Town Employee, he hopes it is taken. Discussion ensued regarding the fulltime Children's Librarian position that was voted in at Town Meeting. Selectman Ives stated that he agrees with Chairman Bowles regarding the vacation time.

The Board received an invitation from the Town of Canterbury regarding their 250th Anniversary party on October 7, 2006.

The Board received a letter from Attorney Mayer showing that the Shaw and Pease easement deeds have been sent to be recorded for the Chichester Road Bridge project. The Board discussed the easements for Cross Brook Road Bridge project. The easements have been corrected.

The Board received a request to reconsider writing off the ambulance bill for account #33693. *Selectman Maxfield moved to write-off ambulance account #33693 in the amount of \$535.60. Seconded by Selectman Ives. All in favor. Motion carried.*

The Board received a commendation letter for the Fire Department from Major

## Selectmen — cont. from page 19

General Kenneth Clark. Chairman Bowles said it was important for the departments to continue participating in seminars and it was nice to be recognized when they do a good job.

The Board received the July Cate Memorial Van Committee meeting minutes.

The Board received a memo from Office Manager Jean Lee advising the new Tax Maps are in the office for the Board's review. Once they are all set, Cartographics will be advised they should move forward with printing.

The Board met with Bob Phillips to discuss an issue regarding the Fire Department.

Mr. Phillips advised the Board discussed the issues he has regarding the suspension letter he has received relative to the Town of Loudon Personnel Policy with the Board. He stated that the letter of suspension did not follow the procedures set forth in the Personnel Policy. Selectman Ives stated that without getting involved in the reasons for the suspension, he would agree that the suspension notice does not follow the procedures set forth in the Personnel Policy. Selectman Maxfield discussed having Chief Burr provide Mr. Phillips with a new suspension notice. Mr. Phillips stated that he feels the suspension notice he had received is invalid. Chairman Bowles stated Mr. Phillips is correct; the suspension notice that he received does not follow the Personnel Policy by giving the specifics that it calls for. He said the Selectmen need to make a decision regarding this issue. Chairman Bowles said that giving out suspensions is not a common occurrence for Department Heads and he hopes that this does not go any further. He said people need to work together and get along. *Selectman Ives moved to overturn the suspension for Bob Phillips due to the lack of proper notification, not hindering any further action taken by Chief Burr, just for this one specific occurrence. Seconded by Selectman Maxfield. Selectman Maxfield stated he felt the intent of the letter was correct, but the administrative procedures were incorrect. All in favor. Motion carried.* Chairman Bowles stated the Selectmen would ask Chief Burr to rescind the suspension. He said the procedures in place need to be followed.

The Board met with Fire Chief Jeff Burr and Deputy Fire Chief Rick Wright regarding personnel issues.

*Selectman Maxfield moved to go into executive session with Fire Chief Jeff Burr and Deputy Fire Chief Rick Wright to discuss Fire Department issues from last spring at 7:16 p.m. Seconded by Selectman Ives. Roll call vote: Bowles yes, Maxfield yes, Ives yes. Motion carried. Selectman Maxfield moved to come out of executive session at 7:50 p.m. and to seal the minutes until September 5, 2011. Seconded by Selectman Ives. All in favor. Motion carried.* Chairman Bowles stated the results of the executive session were discussion of Fire Department personnel issues and ongoing interviews within the Department.

Chairman Bowles stated he feels the Board needs to research and review information further in the future when they have situations like the one where they rescinded the suspension letter.

*Selectman Maxfield moved to adjourn the meeting at 7:52 p.m. Seconded by Selectman Ives. All in favor. Meeting adjourned.*

THE LOUDON BOARD OF SELECTMEN  
Dustin J. Bowles, Chairman  
Roger A. Maxfield, Selectman  
Steven R. Ives, Selectman

## Selectmen's Minutes — Tuesday, September 19, 2006

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

*Also present:* Road Agent David Rice, Fire Chief Jeff Burr, and Emergency Management Assistant Director Greg Wells.

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

*Selectman Maxfield moved to accept the Selectmen's Meeting Minutes of Tuesday, September 5, 2006 as presented. Seconded by Selectman Ives. All in favor. Motion carried.* Chairman Bowles stated due to the Primary Election, the Selectmen's Meeting for Tuesday, September 12, 2006 had been cancelled.

The Board met with Road Agent David Rice.

Mr. Rice advised the Board that Alan Minery was back mowing roadsides in Town.

Mr. Rice stated the catch basins are being cleaned out.

Mr. Rice advised the Board the new truck for the Highway Department is in.

Mr. Rice stated the concrete floor has been poured at the Cate Van Building. He also discussed the road in front of the building and demolition area. Chairman Bowles discussed the lumber for the building.

Selectman Ives discussed Berry Road by Rob Hamilton's property. Discussion ensued regarding setting a meeting up with Engineer Judy Houston.

Mr. Rice said grading and thrashing brush would be ongoing.

Chairman Bowles thanked the Highway Department for all the work they did getting the Town Hall ready for last Tuesday's Primary Election.

The Board met with Fire Chief Jeff Burr. Chief Burr read the following memo into the record:

*Dear Sirs:*

*Item V of the September 5, 2006 meeting you were advised that I did not follow the Town of Loudon Personnel Policy, when I issued a two-week suspension to Robert L. Phillips. And acted on what you were quoted in the Town of Loudon Safety Program and Policies.*

*In Robert L. Phillips letter, he states that I did not follow the procedures in the Town of Loudon Safety Program and Policies pages 109 thru 112. I would like to point out that it is the disciplinary procedures for the Town of Loudon Safety Program and Policies Manual Revised October 11, 2005, and not for the Personnel Policies Manual for the Town of Loudon Revised on April 25, 2006, which also states on the cover "This document supersedes all personnel policies previously established or approved by the Town of Loudon."*

*I have taken these manuals to Barry L. Cox, personnel services consultant for the Local Government Center. He reviewed the documents and he has confirmed that these are two separate documents and that they do not reference each other.*

*I did follow the Town of Loudon Personnel Manual in regards to the suspension of Robert L. Phillips, not the Town of Loudon Safety Program and Policies.*

*The Town of Loudon Safety Program and Policies document is to provide a safe working environment for all of the Town's employees and not for Personnel issues, as is the Personnel Policies Manual for the Town of Loudon.*

Chief Burr stated he was approached by Paul Darbyshire Associates regarding a proposed elderly housing complex in Canterbury on Route 106. Chief Burr stated that

the Town of Loudon Fire Department responds to all emergency calls along Route 106 in Canterbury. He said it would be a 60-unit complex for individuals over the age of 65. Chief Burr said he felt the Loudon Selectmen should get together with the Canterbury Selectmen and discuss this issue relative to impact fees. Ambulance transports were also discussed. The Board stated they would contact Canterbury regarding this issue.

Selectman Ives said he felt that after listening to Chief Burr's letter, he feels that in retrospect he was in error by making the motion to overturn the suspension. He stated he was looking at the Safety Program and Policies that has a disciplinary form included and Chief Burr was going by the Personnel Policy. Chairman Bowles said the Board had discussed at the September 5, 2006 meeting that they had gotten the two policy manuals mixed up and that they would be researching things more carefully in the future. Chairman Bowles said he hopes this issue can now be laid to rest and things can get back to normal.

Selectman Maxfield asked Chief Burr about the \$600.00 grant money that is included in with correspondence. Chief Burr stated the money is from the Forestry Grant. The Fire Department purchased some safety gear through the grant program at a cost of \$1,200.00 and the grant money is reimbursement for \$600.00 as it was a 50/50 grant.

The Board met with Emergency Management Assistant Director Greg Wells.

Mr. Wells said the Emergency Management Team wanted to express their appreciation to the State Bureau of Emergency Management as they worked together this past week. He went on to say the State Bureau of Emergency Management has offered the Town of Loudon many valuable resources. Selectman Maxfield thanked Loudon's Emergency Management Team for all their efforts and hard work.

The Board began their review of weekly correspondence.

The Board received a memo from Office Manager Jean Lee. Chairman Bowles discussed the MS-1 extension. The Board will decide on an extension date once the October 1, 2006 date gets closer. The Loudon Young at Heart has requested the Board send a representative to their November meeting to discuss Elderly Exemptions and programs offered to Loudon's Elderly Residents. Chairman Bowles stated the Police Chief and Fire Chief are being asked to attend also. The Selectmen will decide who will be at the November 14, 2006 Young at Heart meeting. Chairman Bowles also stated the memo included a note about the phone call Jean received from Judy Houston regarding the Landfill Post Closure report that was filed with DES several months ago as well as Berry Road issues.

The Board received weekly expenditure reports for review.

The Board received a letter from the Louis Berger Group regarding groundwater monitoring.

The Board received legal correspondence from Attorney Bart Mayer.

*Selectman Ives moved to forward past due ambulance bill account #26308 in the amount of \$215.02 to collections. Seconded by Selectman Maxfield. All in favor. Motion carried.*

*Selectman Maxfield moved to approve a Petition and Pole License for Verizon New England, Inc., and Public Service of NH for a replacement pole, #9AAZAJ on Foster*

*Road. Seconded by Selectman Ives. All in favor. Motion carried.*

The Board discussed the Flag to be displayed at the Town Hall.

The Board met with Paulette Rouse of Cross Brook Road to discuss the status of Cross Brook Bridge replacement.

Mrs. Rouse stated she has spoken with Chairman Bowles on at least a monthly basis to keep informed about the status of the road. She said that when she spoke with Chairman Bowles last Friday she was concerned to learn there was a holdup on the project due to easement issues. Selectman Maxfield said the easement issue on Cross Brook Road is being taken care of this evening.

Selectman Maxfield advised Mrs. Rouse that the Selectmen would be forwarding the following letter to each resident on Cross Brook Road:

*"We wish to thank you for your patience and understanding as we move forward for final repair of the bridge.*

*Please understand that the entire engineering and contracting process was accomplished without delay. Further, all state permits were processed under the status of "emergency assistance."*

*The contractor for the bridge replacement has until December 1, 2006 to have the concrete box culvert, and road fully repaired. The contractor is required to pay a substantial penalty for each day beyond December 1st. We are confident that the bridge will be completed on, or before this date.*

*In the event of snow before December 1st, we pledge to plow and sand Wiggins Road for a high state of travel. We regret that this secondary road must be used. The Town has spent approximately \$80,000.00 on the Class VI Road for temporary travel.*

*Also, we worked with the Merrimack Valley School District to ensure that a "small" school bus could travel to Wiggins Road to your community.*

*Again, we apologize for the inconvenience this situation has created. If you have questions, please call the Town Office at 798-4541, or your Selectmen."*

Selectman Maxfield said the Board has been frustrated just as the residents have been. He stated the permitting process while under emergency status was still slow. The Engineer had to draw up the plans, which had to be submitted to the State for approval. Once they came back, the contractor had to agree to the design structure and now we are waiting for the pre-cast culvert. Selectman Maxfield said it is a three-sided rectangle with footings and wing walls of 8" cement. The previous structure was made of large boulders. He stated this structure would infringe less on both the properties that the Town has obtained easements for. Selectman Maxfield said the Board appreciates the patience of the residents. He discussed the Class VI road and stated that the Town will maintain Wiggins Road until Cross Brook Road is useable again.

Mrs. Rouse asked the Board about the hold up on the easement for one of the property owners. She said it is upsetting that the landowners who are holding up the progress do not live on the side of Cross Brook Road that has been affected by the break. Mrs. Rouse asked if the owners would be financially benefiting from the terms of the easement. Selectman Maxfield stated they would. He went on to say the landowners feel their property has value and by giving

Selectmen — cont. on 21



**Selectmen — cont. from page 20**

the Town the easement, they will be losing some of the usefulness. Chairman Bowles stated that had the Board known the landowners were not going to sign the easement in the beginning of the process, they would have taken a different route to obtain the easement. Now due to time constraints, the Selectmen have been advised by Town Counsel and the Engineers to negotiate and get the easement signed and recorded. Chairman Bowles stated the five other landowners that the Town has gotten the easements on have not been compensated. Mrs. Rouse asked if it is public record to know who the landowners were that had not signed the easement without compensation. Selectman Maxfield stated that since it has been discussed publicly and the check has been processed he thinks it is public information. Rachel Forcier of Cross Brook Road stated the easements are public record. She asked the Board to state the names of the landowners for the record. The Board said until they check with Town Counsel they would rather not publicly state the landowners names and jeopardize the project. Mrs. Rouse asked the Board if she could request that the names be made public at a later meeting. Selectman Maxfield said the Board would check with Town Counsel. He said there are only two easements for the Cross Brook Road project. Angela Spradling of Cross Brook Road asked if the amount of the compensation would be public information. Selectman Maxfield stated the Board would check with Town Counsel. Chairman Bowles stated that until the Board has spoken with Town Counsel, they would not be able to discuss this issue.

Mrs. Rouse asked if the Selectman have considered adjusting the assessments for the residents on Cross Brook Road that have been affected by the road issues. She stated that lots on Cross Brook Road are assessed at a higher value than lots on other roads in Town and wanted to know if the Board would be making a good faith gesture by reducing the assessments. Mrs. Rouse also asked if the Board could explain the \$80,000.00 cost associated with Wiggins Road. Chairman Bowles stated he did not know where the \$80,000.00 figure came from. Selectman Maxfield stated he had gotten that figure from Road Agent David Rice. He stated two culverts have been installed, a lot of gravel has been placed, grading, man-power, etc. Discussion ensued regarding money spent on the project to date and the Board stated they would have to review the files in order to be more specific. Mrs. Rouse asked the Board to comment on her first question about the property assessments. Chairman Bowles said the Board would have to take this under consideration and check with the Assessors and Town Counsel to see what their opinions are. Mrs. Rouse stated she would feel a little bit better if they would consider it. Chairman Bowles stated this would need to be looked into. Mrs. Spradling asked if the holdup with the easement being signed would change the finish date of the project. Chairman Bowles said he did not feel it would change the date as work could take place from the other side and the Board would take the steps necessary to see that the project moves forward.

Mrs. Spradling asked what happens if the landowners do not show up by 9:00 p.m. this evening to sign the easement. The Board said that the office would be closed and the easement would not be signed.

Selectman Maxfield stated he just spoke with Road Agent David Rice on the phone and Mr. Rice confirmed that the approximate cost for Wiggins Road is \$80,000.00.

Gary Nemiccolo from Cross Brook Road asked if all permits were in place so

the project will be done December 1, 2006. He asked if every permit was in place at this time. Chairman Bowles stated all permits are in place except for the unsigned easement. Mr. Nemiccolo stated he feels like a fool for not profiting from signing the easement as he has been beating up his vehicles all summer traveling over Wiggins Road. He said he could not believe that someone is profiting from all the residents' misery. Mr. Nemiccolo asked if there was anything that could possibly hold up this project. Chairman Bowles stated as far as the Board is aware everything other than the easement is in place. Discussion ensued regarding the concrete structure needing 28 days to cure once it is poured. Mr. Nemiccolo asked to have the Board find out when the structure was poured and to let him know.

Selectman Maxfield stated that the wording of the easement that has not been signed yet was changed a couple of times and the landowners never indicated that they would be looking for compensation so when he was talking with Mr. Nemiccolo he was not aware of the compensation issue. Selectman Ives said he was in charge of getting the easements for the Chichester Road project. Aside from out of state communication issues, he was able to obtain the easements and no one was compensated for the easements. Selectman Ives stated both bridge projects have been of high importance and everything has been expedited. Selectman Maxfield said due to the differences in the project and size, Chichester Road would probably be open earlier than Cross Brook Road. The Contractor for Chichester Road has advised the Board he feels the road should be open by Halloween.

Mr. Nemiccolo asked what the plans are for snow plowing of Wiggins Road. Selectman Maxfield stated the Road Agent knows that Wiggins Road is a priority and it will be plowed and sanded.

Heather Johanson of Cross Brook Road asked why the easements had to be signed when the easements were included in the property deeds. The Board stated the former engineers did not require easements unlike the new engineering firm the Town has contracted with. Mrs. Johanson stated she had spoken with Wayne Thistle and Mr. Thistle advised her that easements were included in all the deeds. Chairman Bowles stated there are no recorded easements at Merrimack County Registry for these properties but he wished there were.

Mrs. Rouse asked the Board to contact the bus company and be sure that the school bus would be continuing to drive down Wiggins Road and pick up the children on Cross Brook Road if there is snow before the project is complete. Mrs. Rouse stated she felt the bus company was not planning to have to pick up the children if there is snow. Selectman Maxfield said the school bus would pick up the children and would follow the same guidelines that if the weather were too dangerous, they would cancel school.

Mr. Nemiccolo asked what he was supposed to do if he slid off Wiggins Road. Chairman Bowles stated he would have to do what he would do if he slid off any road. He said the Board is advising the residents that the Town is taking steps to see that the road is maintained. Mr. Nemiccolo stated he is not convinced that the Town is going to plow and sand Wiggins Road first thing, that the road will be somewhere down the list of roads to plow.

Nathan Johanson of Cross Brook Road stated he was still paying the same amount of taxes that he was paying before the bridge was washed out and wanted to know what the Board was going to do about his taxes. He feels he should be getting a tax break. Chairman Bowles stated that this discussion

had taken place earlier in the evening. The Board will look into the issue. There may be RSA's that have to be followed and the Board cannot give the residents of Cross Brook Road an answer tonight. It has to be researched. Chairman Bowles went on to say that the Board has been following the RSA's and laws since the floods occurred and that is what they are going to continue doing. He stated that the Board has put in countless hours dealing with phone calls, meetings with the engineers, site walks, and meetings with the contractors and he is offended that someone would suggest that the Board does not care. He stated that there is a process the Town had to follow and if there were any way that it could have been done faster, the Board would have done it.

Selectman Maxfield discussed the bridge out on Currier Road back many years ago and said that he had to take the long route to get back and forth from his home for approximately six months so he understands the situation.

Mr. Nemiccolo stated he felt that maybe a consultant should have been hired for this project. The Board stated they hired The Louis Berger Group, Inc., and that they were the ones who are the experts on these types of projects. That is why they were hired.

Mr. Johanson asked if the Board could assure him that his taxes would not go up because of this issue. Chairman Bowles stated the Board could not assure him of anything pertaining to his taxes, as the tax rate for the Town has not yet been set. He stated Loudon is eligible for 75% FEMA money for Cross Brook Road with 25% being covered by the Town of Loudon. Mr. Johanson asked if the 25% would be increasing the taxes. Selectman Maxfield stated DRA advised the Board they had to utilize any money in the coffers to pay the expenses of the bridge projects first. He stated the Town at last Town Meeting, voted to raise and appropriate \$175,000.00 to fix Clough Pond Road and that entire amount had to be diverted into the bridge projects. Now Clough Pond Road is not being done this year. Mr. Johanson asked if fixing Cross Brook Road is going to increase his taxes. Chairman Bowles stated that in a sense it does affect the taxes as increased costs raise the taxes. He said that by putting Clough Pond Road off a year it is more than likely going to increase the cost to that project. Fixing the bridges now should not directly affect the taxes this year. Chairman Bowles stated that by closing down some of the projects that were planned and utilizing that money that is currently in the budget the Town does not have to take the steps of bonding and borrowing money, which costs even more money.

Keith Forcier of Cross Brook Road stated that while he agrees the individual

property owners have rights regarding the easement, this was not the right thing to do. He stated it was based on greed and selfishness and as far as he is concerned, if the Board says they will look into the tax assessment issues that is good enough for him. It is all about doing what is right. Mr. Forcier commented that the Nemiccolos did not hesitate to sign their easement agreement with the Town because it was the right thing to do. Chairman Bowles agreed and stated that he contacted Mr. Nemiccolo and thanked him personally for his efforts in not holding up the project. He said that the Board is not use to dealing with these issues as this type of occurrence does not happen every day and they are doing the best they can. Chairman Bowles thanked the residents of Cross Brook and advised them the Board would be in contact with them regarding the findings of the tax assessment issues.

Mrs. Rouse asked if the easement were not to be signed what would happen. The Board discussed that the project would move forward while the Board worked on getting the easement signed. Mrs. Rouse asked why the name of the last landowner to sign the easement could not be said on record since the names of the other landowners who have signed easements have been discussed. The Board said they are not going to state the landowners names publicly until they discuss it with Town Counsel. Discussion ensued regarding the construction process as well as the frustration of the residents who are waiting for the easement to be signed.

Mr. Nemiccolo stated he felt the Board was not looking at the safety issue of Wiggins Road. Selectman Ives said he is on the Fire Department and Rescue Squad and he does take safety very seriously. Mr. Nemiccolo stated he had talked with one of the Loudon Police Officers who advised him that the Officers were instructed not to patrol Wiggins Road. The Board will look into this issue but feel that the general idea is not to increase the vehicle traffic on Wiggins Road, but if Police or Fire vehicles needed to travel the road, they would.

Mr. Nemiccolo said he did not feel confident that the project has been moving forward as quickly as possible. He stated there are many other Towns that have completed their road projects and feels something else could have been done to move things along more quickly. The Board said that many roads in Town have been repaired and that Cross Brook Road is not the only road in Town that has been affected. Chichester Road has also lost the bridge and there have been very few issues with the residents of Chichester Road. Mr. Nemiccolo said he does not know how the residents on Chichester Road are getting by. Chairman Bowles

**Selectmen — cont. on 22**

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*Selectmen — cont. from page 21*

stated the Chichester Road project has been under a greater scrutiny process because of State funding. Mr. Nemiccolo stated he would have called the Governor to get things moving faster.

Mrs. Forcier said that she and her husband have not received any correspondence from the Town and the only information that they had been given was through their neighbors. She said she felt that if the Board had been sending out correspondence during the last five months keeping the residents of Cross Brook Road updated with any progress, it might have alleviated some of the phone calls at home and aggravation that people have been feeling.

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

**THE LOUDON BOARD OF SELECTMEN**

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

**Next Deadline: Friday,  
November 17 for the  
December issue of the  
"Loudon Ledger."**



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**Selectmen's Minutes — Tuesday, September 26, 2006**

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

*Also present:* Police Chief, Code Enforcement/Compliance Officer Bob Fiske, Fire Chief Jeff Burr, and Emergency Management Director Sigrid Little.

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

*Selectman Maxfield moved to approve the Selectmen's Meeting Minutes of Tuesday, September 19, 2006 as presented. Seconded by Selectman Ives. All in favor. Motion carried.*

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

Mr. Fiske presented the Board with copies of bills submitted for services rendered for the NASCAR event.

Mr. Fiske presented the Board with copies of a letter pertaining to a parking permit issue.

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

The Board met with Fire Chief Jeff Burr.

Chief Burr discussed the water source issue on Greenview Drive. He stated the work was to be done in September. Discussion ensued regarding bond issues.

Chief Burr discussed the two water sources on Bee Hole Road. Chairman Bowles asked about the water source on Wellington Lane. Chief Burr said that the Wellington Lane water source had been tested. Selectman Ives asked who maintains the water source areas. Chief Burr said that the property owner does for the first year, and then the Town takes them over. Chief Burr will look into the cost associated with maintaining the water sources. Chairman Bowles stated Chief Burr needed to include this expense in the budget.

The Board met with Emergency Director Sigrid Little.

Mrs. Little stated the Emergency Operations Plan Meetings are finished. She presented the Board with a copy of the Emergency Operations Plan for their review. Mrs. Little advised the Board that Jane Hubbard would be at next week's Selectmen's Meeting with the final copy of the EOP. The Selectmen would need to sign off on the final copy once they have reviewed it and as long as they are in agreement with it.

The Board met with Tom McCue, Trustee of the Trust Funds.

Mr. McCue advised the Board that he has moved and is no longer a legal resident of Loudon, which makes him ineligible to be a Trustee of the Trust Funds. He stated that he has been working with Trustees Howard Pearl and Dianne Bullock to transition his responsibilities over to them. Mr. McCue advised the Board that if they needed him to do anything regarding this issue, they could contact him and he would help. He also stated that he would forward a written resignation letter to the Board. Chairman Bowles thanked Mr. McCue for his time and efforts.

The Board began their review of weekly correspondence.

The Board received copies of expenditure reports for review.

The Board received notice of FEMA funding award. The Selectmen agreed to hold the public hearing to accept the FEMA grant money on Tuesday, October 17, 2006 at 7:00 p.m.

The Board received copies of the anticipated work schedule for Chichester Road Bridge project.

The Board received copies of the Cross Brook survey that was sent to CPM Constructors.

The Board received a memo from Engineer Tony Puntin regarding Deedee Maratea's driveway on Berry Road.

The Board received a memo from The Turner Group regarding the Dam repair project on Village Road.

The Board received a copy of the NHIS Nextel billing for the Fire Department.

The Board received a letter from DES regarding an erosion plan for Chichester Road.

The Board received copies of the Septage Lagoon and Groundwater Management permits for the Transfer Station.

The Board received draft copies of the June 30, 2006 Audit Report for review. *Selectman Maxfield moved to sign the representation letter to The Mercier Group, A professional Corporation at 39 Cambridge Drive, Canterbury, NH as presented. Seconded by Selectman Ives. All in favor. Motion carried.*

The Board received a letter from Wheelabrator regarding problems with the public access road to the incinerator.

The Board received copies of the Water Conservation Plan for Freedom Hill Co-op for review and comment. The Board will check and see if this information should be forwarded to the Planning Board.

The Board received a regional impact notice from the Town of Belmont.

*Selectman Ives moved to request an extension for the MS-1 until October 31, 2006. Seconded by Selectman Maxfield. Chairman Bowles stated the original request for an extension was until October*

*1, 2006, however, due to the new property values in place, it would take longer to finalize the numbers than expected. All in favor. Motion carried.*

Selectman Ives discussed the letter mailed out to property owners advising that property values throughout Loudon have been adjusted. He stated the letter gave certain dates that property owners can contact Cross Country Appraisal Group, LLC to setup an appointment to discuss their values. Selectman Ives said he felt there was not enough notice given to property owners.

Selectman Ives stated Fire Chief Burr contacted him regarding a letter of reprimand that was in Chief Burr's personnel file. There was a condition that the letter would be removed from Chief Burr's personnel after six months. The Board will look into this request and ask that Chief Burr make a formal request in writing to the Board.

Chairman Bowles stated the Board had received a request from Bob Phillips on September 10, 2006 for an appeal on his dismissal from the Loudon Fire Department. *Selectman Maxfield moved to deny Bob Phillips request to appeal his termination from the Loudon Fire Department. The Selectmen support Chief Burr and Deputy Chief Wright's decision. Seconded by Selectman Ives. Selectman Maxfield stated he felt Chief Burr and Deputy Chief Wright did follow the proper procedure. He said it is unfortunate that these steps had to be taken and that Mr. Phillips was a good EMT/Fire Fighter and the Town appreciates the service he has given. Selectman Ives agreed. All in favor. Motion carried.* The Selectmen will forward a letter advising Mr. Phillips of their decision.

The Board discussed the assessments in Town.

*Selectman Maxfield moved to adjourn the meeting at 7:30 p.m. Seconded by Selectman Ives. All in favor. Meeting adjourned.*

**THE LOUDON BOARD OF SELECTMEN**

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

**Selectmen's Minutes  
Friday, September 29, 2006  
Sealed Bid Opening for Dam Repair  
Project on Village Road**

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

Chairman Bowles called the meeting to order at 9:04 a.m.

Chairman Bowles stated this meeting is to open the sealed bids received for the Village Road Dam Repair Project. He also stated the Board would be taking the bids under advisement as the Engineers of the Turner Group will be reviewing the individual bids and the Board will make a formal decision at the Selectmen's Meeting on Tuesday, October 3, 2006.

Chairman Bowles opened the following sealed bids:

<b>J. Parker and Daughters, Inc.</b> of Pittsfield, NH	Bid amount: <b>\$168,815.00</b>
<b>Virgin Construction Corp.</b> of West Franklin, NH	Bid amount: <b>\$130,000.00</b>
<b>R.M. Piper, Inc.</b> of Plymouth, NH	Bid amount: <b>\$142,792.00</b>

Chairman Bowles stated the Board would forward the bids to the Turner Group to be sure all the requirements are met before the decision is made.

*Selectman Maxfield moved to take the three bids received under advisement and to forward them to the H.L. Turner Group for checking of completeness. Seconded by Selectman Ives. All in favor. Motion carried.* Selectman Maxfield stated the Town has the right to accept or deny any and all bids received.

*Selectman Ives moved to adjourn the meeting at 9:11 a.m. Seconded by Selectman Maxfield. All in favor. Meeting adjourned.*

**THE LOUDON BOARD OF SELECTMEN**

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

## Selectmen's Minutes — Tuesday, October 3, 2006

*Present:* Selectman Bowles and Ives. Selectman Maxfield was not present.

*Also present:* Road Agent David Rice and Emergency Management Director Sigrid Little.

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

*Selectman Ives moved to approve the Selectmen's Meeting Minutes of Tuesday, September 26, 2006 as presented. Seconded by Chairman Bowles. All in favor. Motion carried. Selectman Ives moved to approve the Selectmen's Meeting Minutes of Friday, September 29, 2006 regarding the Sealed Bid opening for the Dam Repair Project on Village Road as presented. Seconded by Chairman Bowles. All in favor. Motion carried.*

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

The Board met with Road Agent David Rice.

Mr. Rice advised the Board he would be ordering the radio for the new highway truck.

Mr. Rice advised the Board that he would have a list of items for the Highway Crew to work on while he is out on medical leave.

Mr. Rice stated the Highway Crew would be working on replacing or cleaning out culverts. Chairman Bowles discussed areas that need grading or widening.

Mr. Rice said the driveway around the Cate Van garage is shaped up and the lumber should be ready this week.

Mr. Rice stated all the catch basins are cleaned out. Mr. Rice discussed the catch basin that will be put in on South Village Road at the Plourde property.

Chairman Bowles stated Fire Chief Jeff Burr had forwarded a letter to Claire Crowley regarding the dry hydrant on Greenview Drive.

The Board met with Emergency Management Director Sigrid Little.

Mrs. Little advised the Board that approximately 30 people have signed up to participate in the CERT program for Emergency Management. She said the first training would be in November.

The Board discussed the Emergency Operations Plan relative to finding out if a public hearing needs to be scheduled for acceptance of the plan.

The Board began their review of weekly correspondence.

The Board received a request from the Loudon Girl Scout Troop for written permission to have a small fire in an enclosed fire bowl at the Recreation Field for their Outdoor Living Skills day on October 15, 2006. The Board agreed that a letter would be forwarded granting permission for the fire permit. The Board stated that as long as the fire was contained in the fire bowl it would be fine.

The Board received the RSA relative to the Trustee of Trust Funds vacancy. Chairman Bowles stated he has spoken with Brenda Pearl who has agreed to fill the vacancy until the election in March. The Board requested that the appointment paper be drawn up.

The Board received copies of letters from DOT regarding Chichester Road Bridge and Cross Brook Road Bridge.

The Board received a letter from the H. L. Turner Group regarding the Soucook River Dam project.

The Board received a letter from Volunteers of America notifying the Town that the project has been placed on hold until the judicial process has been resolved.

The Board received a petition request from Gaitan Baillargeon regarding his land located on Tax Map #005, Lot #004. The Board will forward this request to Town Counsel for review and comments.

The Board reviewed a statement from Milligan Foundations for donation of the foundation and floor for the Cate Van garage. The Board thanked Milligan Foundations for their generous donation to the Town.

The Board received a letter from Mark Furlone, Security Director at NHIS. Chairman Bowles stated the letter thanks instrumental people with the two 2006 race events at NHIS. The letter references Bob Fiske and Janice Morin for their efforts and assistance.

The Board received a copy of a letter from the Conservation Commission to DES regarding Tax Map #049, Lot #055 regarding reconsideration of a wetlands application. The Conservation Commission states that they will stand firm on their recommendation not to allow the full-length culvert underneath the parking lot.

The Board received a copy of a letter from Rocky Pond Association requesting milfoil funds. The Conservation Commission approved \$500.00 to be forwarded to Rocky Pond Association.

Chairman Bowles stated that the Town is putting in a request to the State for State Bridge Aid for Cross Brook Road Bridge Project. He said the State portion of this project is \$96,860.80 if the request is granted.

The Board met with Jane Hubbard to review the Emergency Operations Plan.

Mrs. Little stated the intent is to have the Selectmen sign-off on the plan this evening. She said that Ms. Hubbard has prepared public copies for placement at the Town Office and the Library. Chairman Bowles suggested that possibly a copy could be left at the Fire Department and Police Department. Ms. Hubbard said the public information book is a synopsis of the information for general response. Ms. Hubbard gave a brief overview of the new plan. Selectman Ives pointed out that on page 8 in the EOP, it discusses Route 4, or Route 104 in Loudon. Ms. Hubbard stated that she would take care of that issue. Mrs. Little advised the Board that Ms. Hubbard is going to make a copy of the Emergency Operations Plan on CD so that any changes can be made, as they are needed. She stated the resource list would be updated continuously as things change. Selectman Ives stated he had gone through the EOP and he felt that it was self-explanatory. Ms. Hubbard discussed the "player packets" to be used at the Emergency Operations Center. Chairman Bowles asked if a public hearing needed to be scheduled for acceptance of the EOP. Ms. Hubbard advised the Board that there is no RSA stating a public hearing is required for accepting the EOP. She discussed the issue of some of the emergency and police procedures being considered exempt from public view. Ms. Hubbard discussed the NIMS resolution. Discussion ensued regarding the signatures needed for the acceptance of the EOP. Ms. Hubbard stated Loudon had a good group of people involved in updating the EOP. Ms. Hubbard advised the Board that once the EOP is accepted the Town can apply for a grant that is 100% funded for incident training. Mrs. Little thanked Ms. Hubbard for all her efforts. Chairman Bowles said he agreed.

The Board continued their review of weekly correspondence.

Chairman Bowles said that in the Selectmen's Meeting Minutes of Friday, September 29, 2006 the Board stated that they would be awarding the bid for the Village Road Dam Repair Project at tonight's meeting. He said that the Board is in receipt of the letter from the H.L. Turner Group with their recommendations. Chairman Bowles stated that the Engineer from the Turner Group advised the Board the low bidder did not have a complete bid package and therefore, it is their recommendation that the Selectmen award the bid to the middle bidder R.M. Piper, Inc., of Plymouth, NH. *Selectman Ives moved to award the bid for the Village Road Dam Repair Project to R.M. Piper, Inc., of Plymouth, NH with the amount of the bid being \$142,792.00. Seconded by Chairman Bowles. Chairman Bowles stated the Selectmen have the right to accept or deny any and all bids received. All in favor. Motion carried.*

Chairman Bowles stated that Bob Fiske has drafted a letter to the State requesting that a traffic light be installed on Route 106 and Staniels Road due to numerous accidents with bodily injury. The Selectmen have put their signatures on the letter in support of this request.

Ray Cummings asked about the new assessment values that have been established. Chairman Bowles stated that the Board had met with the Assessors before the informal hearings began and went over their concerns. Katherine Kirsch discussed her concerns that these assessments are based on sales during a high period and now we are looking at sales slowing down but the

assessments will be based on the high end. Chairman Bowles discussed the equalization ratio figure. Ms. Kirsch stated she felt that when she spoke with the Assessors at the informal hearing they did not listen to her concerns. She said that she does not feel she should be paying taxes on values from sales in previous years when the market has slowed down. Chairman Bowles stated these values were based on certain sales dates. He advised Ms. Kirsch to contact Cross Country Appraisal Group and speak with Jeff Earles to get her questions answered. Ms. Kirsch discussed the increase in her property assessment from 2003 to now. She discussed the fact that she does not feel the answer should be "just because that's the way things are" or "we have to do it this way because of time constraints." Mr. Cummings said that property owners could file for an abatement after they receive their fall tax bill; however, the assessors have the statistics to back up their figures so it will be hard to get the abatement. He discussed lots on Class VI roads being assessed the same as lots on paved roads. Discussion ensued regarding lots with building permits selling and lots without building permits not selling as well as general value information.

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

### THE LOUDON BOARD OF SELECTMEN

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

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## Planning Board Minutes — September 21, 2006 (DRAFT)

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

### ATTENDANCE:

Vice Chairman Stanley Prescott, Tom Moore, Bob Ordway, Chairman Tom Dow, Gary Tasker, Henry Huntington, alternate Jason Masse, and Ex-Officio Dustin Bowles were present. There were no fire, police, or conservation commission representatives present.

### ACCEPTANCE OF MINUTES:

**August 17, 2006 Public Hearing.** Stanley Prescott noted an error on page 6 under Board Discussion, saying that section "a" should read "The town has recently been deeded an easement...". Gary Tasker made a motion to approve the minutes with that correction; seconded by Dustin Bowles. All were in favor.

### DISCUSSIONS:

**Alvin Davis – Road Bond.** Mr. Davis presented a letter to the Board requesting that the Board "give the Selectmen the 'Okay' to accept a mortgage on his commercial lot in lieu of a specifically listed type of surety from Article 24." Mr. Davis reported that the Selectmen had advised him that they could not accept this proposed bond as it would place them in violation of the Planning Board regulations. Chairman Dow explained to Mr. Davis that town counsel has strongly suggested that a mortgage not be accepted as a bond, referring to points in a letter from counsel. Gary Tasker explained that it was felt that it could be costly and a lengthy process if having to foreclose on the property. Mr. Dow read from the counsel's letter. Mr. Tasker said the letter addresses

whether there is a clear title on the lot. Mr. Davis said he feels this is an easy way to provide the road bond. Gary Tasker stated that he personally backs up the letter from the Board of Selectmen and town counsel. Mr. Davis said that his letter from the selectmen was brief and simply said it would be in violation of the Planning Board regulations, didn't mention legal counsel's concerns. Gary Tasker said that both the Selectmen and counsel recommend sticking to Article 24 and it is his personal feeling that the Board should do that. Stanley Prescott said the Board should follow town counsel so that everybody is doing it the same way. Tom Dow said he agrees, explaining that when the conversation was first held with Mr. Davis, the Board did not have prior consultation with counsel. Mr. Davis said he didn't realize that counsel strongly opposed the plan until now or he would have approached it differently. Tom Moore stated that the regulations have been updated since Ilona Lane was done and it was recently stated to the Duprez that the Board is not in the business of creative financing for builders and are not real estate agents. He suggests staying away from this plan and follow town counsel's advice. Henry Huntington stated that he would agree. Stanley Prescott made a motion to follow the advice of town counsel and follow the regulations, not accepting a mortgage as a form of surety; seconded by Gary Tasker. All were in favor.

**Web Stout – Bohi Subdivision.** Web Stout presented a conventional subdivision plan for discussion, stating that this is the 3rd or 4th time the Board has seen this plan. Mr. Stout explained the parcel's location on

Bee Hole Road, saying it is 60 acres by Bee Hole Brook. Originally the parcel was presented as 19 acres with Bee Hole Brook as a property line. The plan has been discussed as an Open Space subdivision and as a standard subdivision. Mr. Stout said the last time they were before the Board it was for a four lot subdivision, and they have now gone to three lots. There is to be a road of 1,260' with a cul-de-sac. Mr. Stout said they are looking for direction from the Board. He explained that each lot meets the frontage and other requirements. He said one lot's driveway is going through the side setback and goes with the steep slope, not against it. There is a wetland finger in the parcel. Mr. Stout said he knows they will have to go before the ZBA for a special exception on the driveway through the side setback and slope.

Henry Huntington asked about the acreage. Mr. Stout said it is about 60 acres with a good-sized piece by the fire pond. He clarified that the plat is four lots, three building lots and the remainder of the acreage, most of which is wet. Tom Dow asked if the Conservation Commission will have questions about the closeness to the wetlands. Mr. Stout said they can tweak the road over a little to get it completely out of the 25' "Do Not Disturb" buffer but will be in the outer 50' buffer. Stan Prescott asked if the box is in the wetland area. Mr. Stout explained that the box is to show lot configuration and can be anywhere on the lot. Mr. Stout noted the very wide right of way and said he has not talked with Mr. Bohi yet about what they might propose to do with the space beyond the required 50' for a right of way. Stan Prescott stated that it would be a nice green space. Mr. Stout measured and reported that it would be 115' in width. Dustin Bowles asked about the outline of Lot 1. Mr. Stout clarified the outline. Henry Huntington stated that it is nice to see the 1-1/2 acre buildable area marked on the plan. There were questions and brief discussion about the lot boundaries.


Henry Huntington stated that it appears that the 1-1/2 acre buildable area of Lot 3 goes through 20% slopes. Mr. Stout reported that the applicant is currently working and storing material there, and he said it could be worked so they get the area. Stan Prescott asked about the grades on the cul-de-sac. Mr. Stout said the engineer has to look at that and he figures filling will be needed. Dustin Bowles asked if the site is staked and flagged. Mr. Stout said it is not, saying you can drive out there but can't follow the road because it would take you off to the left of this area. Mr. Bowles said a site walk might be in order and perhaps Mr. Stout could get some stakes out before then.

Mr. Stout asked if the walk would be for the entire Board or individually. Stan Prescott and Dustin Bowles agreed that it should be the Board. Mr. Stout said he would try to get some grades for the Board as well. After brief discussion it was decided to do a site walk on Wednesday, September 27th at 4 p.m. Gary Tasker asked if Mr. Stout was looking for critique. Mr. Stout said he was. Mr. Tasker said it seems like all regulations have been met.

**Jonathan Knox & Diana Mailhot – Mr. Knox and Ms. Mailhot** explained that they are in the process of buying three acres from neighbors Donald and Judith Warner. Maps of the site were handed out to Board members and it was explained that the additional acreage is to act as a buffer from future building. Mr. Warner explained the location of the parcel at Lovejoy Road and the non-maintained portion of Flagg Road. Mr. Knox explained that they would like to be able to survey only the area to be purchased, not the entire piece. Mr. Warner said they would prefer not to have to do geological survey and perc tests. Tom Dow clarified that they are asking for a waiver to not have to survey the entire parcel. Ms. Mailhot asked how they go about doing that with a surveyor. Mr. Dow told her to let their surveyor know what they want to accomplish and he would know what needs to be done. Gary Tasker said it has to meet all regulations for a buildable lot. Dustin Bowles advised them to get the proper application from the secretary and their surveyor will know how to do the subdivision. Mr. Tasker explained that Web Stout was a surveyor and what they just saw him present was a plan outlining boundaries and everything that is required on a plan. He said that is what their surveyor will do as well. Mr. Tasker stated that elevations and wetlands have to be shown. Mr. Warner asked to clarify that it would have to be surveyed as a building lot. The Board stated that it would.

**Roy Buttrick – Site Development – Mr. Buttrick** explained the location of two lots on Route 106 that he is purchasing. The lots are at the north end of Route 106 at Ridge Road. Mr. Buttrick explained that he would buy both lots and then do a lot line adjustment. He plans to put a metal 50' x 80' building with an office on the property. The plan is to operate a construction business and concrete work business from the location. He asked the Board if such businesses would be permitted in that district. He will be selling some heavy equipment from time to time and also has a portable sawmill that will be used to saw logs brought in from jobsites. It was noted that there are con-

Planning — cont. on 25



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

**Planning — cont. from page 24**

struction businesses in some Rural Residential district areas so this should be permitted in the Commercial/Industrial district. Gary Tasker agreed that it would seem logical. Stanley Prescott said he heard personal and business services mentioned as a possible category of permitted uses but he does not agree that Mr. Buttrick's business would qualify as either. Mr. Buttrick asked what the difference would be if you fix computers or fix septic systems, both would seem to be business services. He gave examples of retail businesses in the area. Mr. Prescott said he would agree with retail but that is not what Mr. Buttrick's business is. Gary Tasker said he does not see why Mr. Buttrick can't do it but it isn't clear in the Zoning Ordinance. There was discussion about what Mr. Buttrick's business would be considered where it involves services, concrete work, and excavation. Dustin Bowles stated that the Board needs to rethink the regulations as some things are missing. Mr. Buttrick said he is trying to do this right by coming to the Board and asking the questions prior to doing anything on the property. He said he has to be out of his current location as of January 1, 2007 and is trying to move this along.

Mr. Buttrick said the lot on Route 106 is currently a mess and he has filed an intent to cut but the deed has not yet been processed. He explained that he has to do test pits for septic and to determine ledge location. He asked if he can move anything up to the lot, saying he has an acre at the current location to use as storage for two years. Mr. Buttrick asked if lumber storage on the lot would be a problem. Tom Dow said he does not want to have the lot be an iron pit and eyesore. Mr. Buttrick agreed. Bob Ordway pointed out that they would not want the lot to be an eyesore. Mr. Buttrick asked for direction from the Board. Stanley Prescott told Mr. Buttrick to do a site plan before obliterating the lots. Mr. Buttrick said he has explained the plan. Mr. Prescott said it needs to be done as a site plan. Mr. Buttrick asked what can happen on the lots in the meantime, asking if he can put his equipment there. Mr. Prescott stated that he can do what the regulations say and may need a special exception. Dustin Bowles said parking equipment there should be alright. Mr. Prescott said Mr. Buttrick can haul anything up there but if he starts working out of the location then there would be a problem. Tom Dow said Mr. Buttrick could move his equipment, get a site plan done, and go to the ZBA for answers as to what can be done in that location. Mr. Buttrick informed the Board that he has a work yard at the current location for two years.

**OLD BUSINESS:**

**Application #05-11, Wildwood Sanctuary Association, Inc. — Major Subdivision, Located on Young's Hill Road, in the AFP District. Map 34, Lot 2.** There were no abutters present. Ray Shea of Sanford Survey and owner Len LaPadula were present to

present this project. Mr. Shea stated that they came before the Board last month and were waiting for the Site Specific and had submitted road plans to Louis-Berger. They have received and addressed comments of Louis-Berger. They received two faxes from Louis-Berger today, referencing changes made to the road plans. Mr. Shea reported that last month it was noted by Louis-Berger that the lot sizes are smaller than allowed, and he explained that they were going by different Ordinances. *Gary Tasker made a motion to accept the application as complete and move to Public Hearing; seconded by Dustin Bowles. All were in favor.* There were no abutters present. Mr. Shea gave an overview of the project. There will be four lots on the first section of the road and then further into the parcel there will be six more. He submitted to the secretary a packet of material that was submitted to Louis-Berger showing lot sizes and frontages used. Mr. Shea explained that there will be a cistern about midway of the length of the subdivision road and because the property is not set up for an "in" and "out" it would be one road with a cul-de-sac. He explained that the wetlands have been delineated by a wetlands scientist.

Mr. Shea reviewed the requested waivers: Section 2.8 Open Space Subdivision Lot Sizes and Frontages to be one half the Zoning Requirements; Section 23.1.7 Maximum Cul-de-sac Length of 1000'; Sections 12.5, 13, 16.2.5, 18.3.16 Site Specific Soils Mapping. These waivers in their entirety are a part of the application file. The Board reviewed the ordinances and there was discussion about the first waiver request. Tom Dow asked how big the lots are. Mr. Shea said they range from 1.2 to 1.9 acres. Dustin Bowles asked if the lots could meet side setbacks and driveway requirements. Mr. Shea said they could. It was clarified that this application is based on 2006 regulations. Mr. Shea explained that the waiver is based on Louis-Berger's review and comments which are formed on older regulations. He said this waiver may not even be necessary. Gary Tasker noted Zoning Ordinance 401.3 that says "The Planning Board reserves the right to consider smaller plots of land if through discussion it is determined there is significant areas to preserve." It was clarified that section refers to the entire parcel. Tom Dow referred to Zoning Ordinance 401.3 "D" which says "each lot shall have a minimum of one acre of buildable area." Mr. LaPadula stated that they had submitted both conventional and open space plans and the Conservation Commission clearly preferred the open space plan. Chairman Dow stated there was no question about that, explaining that this is the second open space subdivision to come before the Board and they just want to have everything in order on this one. Dustin Bowles said the Board wants to make sure if the Zoning Ordinance says something, the Board has it covered. Mr. Shea pointed out that the open space development Section 401.1 states that the Planning Board should have exclusive jurisdiction.

Mr. Shea said the state subdivision approval takes into consideration the viability of lots. Dustin Bowles asked if they have one acre of buildable area. Mr. Shea stated that he would say yes, explaining that it has been so long since this plan was submitted and he has worked on it that he would have to go with all of the reviews that have been done. Gary Tasker asked how the rest of the space would be dealt with since this is an Open Space subdivision. Mr. Shea said it could be divided into tenths or it could go to the town, no decision has been made on that. Mr. LaPadula said he would like to propose to deed it to the town, saying it abuts existing conservation land. Gary Tasker asked if the Board could accept the piece or if it has to go before the Selectmen. There was discussion about how this should be handled. Bob Ordway said it should go to the town and asked if this has been discussed with the Conservation Commission. Mr. Shea explained that conservation land is around the east and north of this parcel. Tom Dow asked if the applicant was aware of the management fees to be paid for the conservation land management. Mr. LaPadula asked when the management fees would be due. He asked if this would be once construction begins. It was suggested that it should be done when the deed is transferred. Mr. LaPadula stated that he had been told of other subdivisions using what were referred to as "Wellington notes," when it was noted that no lot could be sold before the road bond was in place. He asked if something similar could be done for the conservation management fees. Mr. LaPadula was asked to put in writing for the Board his proposal as to how the fees will be handled. Dustin Bowles referred to Section 401.4 "D" of the Zoning Ordinance which covers the transfer of title of the open space and that the final decision of ownership shall be approved by the Planning Board. Chairman Dow asked if there were any public comments about the waivers.

Roy Merrill asked if there is an easement to the open space on the plans. Mr. Shea showed the access that connects to the current trail and said there is a proposed gravel parking area. Henry Huntington asked if the plan should say "proposed" green space trail. Mr. Shea said if the space goes to the town it would be a moot point. Roy Merrill pointed out that just because it would be town owned does not mean the public has the right to use it. Bob Ordway noted that the plan says "open space trail" and doesn't know how much more it needs to say. Stan Prescott said the plan should say "existing open space trail or road" as opposed to "proposed." Dustin Bowles agreed since it is already there. Mr. Merrill said he agreed and wants to be sure it is not blocked off. Stan Prescott said the access could be blocked but it does exist so should read as such. Ray Shea agreed and said their intent was to show that it will not be changed.

Chairman Dow asked if there were any more questions on the waivers. Mr. Merrill asked if the applicant is asking for a waiver

on lot sizes. There was discussion about which set of regulations were being used.

Chairman Dow closed the hearing to the public and opened it to the Board only. There was no further discussion.

Waiver # 1, Section 2.8—*Henry Huntington made a motion to approve Waiver #1; seconded by Bob Ordway. All were in favor.*

Waiver # 2, Section 23.1.7—*Henry Huntington made a motion to approve Waiver #2; seconded by Gary Tasker. All were in favor.*

Waiver # 3, Sections 12.5, 13, 16.2.5, 18.3.16—*Gary Tasker made a motion to approve Waiver #3; seconded by Henry Huntington. All were in favor.*

Mr. Tasker stated that the applicant must come back with a letter that will define giving the land to the town, address the management fee, and change the wording of the access and the location of the cistern on the plan.

Mr. Shea then addressed the memos received today from Louis-Berger. Mr. Shea said that the first comment was about there not being a proposed detention basin and that flows leaving the site increase at both study points for all storm events checked. He explained that there is a slight increase in drainage off the property onto the abutting conservation property. He said it was not felt that this increase was significant enough to justify disturbing the area they are trying to protect in order to put in a detention pond. Mr. Shea said what flows from this property is filtered through the ground before ever reaching wetlands so there is no concern of dirtying the waters. Henry Huntington had a question on the section of the report that addressed 2 year storm runoff versus 25 year storm runoff. Mr. Shea explained the difference to the best of his ability, not being an engineer.

Mr. Shea went on to the review's second comment which reads "Based on a site visit, an area of steep slope delineation appears to be missing in the vicinity of station 7+00 left." Mr. Shea explained that this does not fit the definition of the Ordinance of the district. He said the development regulations have a definition of steep slopes and he said the way it is defined refers to a slope over a certain area, not every little bump in the terrain. He said this is a small area over 20% and does not amount to an unacceptable area.

Chairman Dow asked if the Board was comfortable with Mr. Shea's explanations. Dustin Bowles suggested that the applicant do anything they can to minimize the drainage in the two areas of concern. Mr. Shea explained that it is a good distance to the easterly boundary of the property and there is no new drainage being channeled onto the town property. He said it is tough to have 0% offsite increase with the variation of the land. Mr. Shea explained that about 90% of the adjacent piece is under water so this small amount will have minimal impact.

Chairman Dow addressed the matter of the road bond. Mr. Shea referred to the memo from Louis-Berger that said "the con-

**Planning — cont. on 26**


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**Planning — cont. from page 25**

struction cost submitted is in order for the purpose of bonding.” He said the submitted cost was \$425,063. Mr. Dow asked if a note stating that no lots are to be sold until the bond is in place should be put on the plans. Len LaPadula said he can’t do anything with the lots for 2 or 3 years because of the building permit situation. Mr. Dow stated that the regulations say the plans can’t be signed until the bond is in place, saying the Board has been forgiving on that because of the building permit situation. Dustin Bowles said the road bonds should be calculated higher for inflation of constructions costs because of the length of time before building permits would be available. He said this is the recommendation of the town’s counsel. The chairman asked if this should be on the plan with the note about road bonds. Mr. LaPadula stated there is already a 10% contingency figured into the bond. Mr. Shea asked the Board if they are suggesting a 10% contingency plus an additional 10% for time contingency. Mr. Bowles said that is what is being advised.

Bob Ordway asked about the proposed improvements to Young’s Hill Road. Mr. LaPadula stated that \$160,000 has been submitted for upgrade of 2,800 feet of the road. He asked what the timeframe might be for the roadwork since he needs to secure funding. He said he would work with the Selectmen to have the work done at the same time as the town would be doing the remaining piece of the road. This would depend on the outcome at town meeting. The Board agreed that they need something in writing from Mr. LaPadula about doing the road upgrade with funding to be determined. Mr. LaPadula asked if they could do the “Wellington note” where he’s not required to do anything until he sells a lot and a gentlemen’s agreement to work with the town. He explained that he has an appointment with a bank next week about funding the offsite improvements. Tom Dow said he has no problem with a gentlemen’s agreement but still feels something needs to be put in writing. Mr. Shea explained that Mr. LaPadula will definitely put his commitment in writing, clarifying that Mr. LaPadula was talking about when the work happens. He stated that they have submitted road improvement plans to Louis-Berger for review. Gary Tasker asked if there have been any comments from Louis-Berger. Dustin Bowles reported that he recently spoke with Tony Puntin of Louis-Berger and Tony had not yet reviewed the plans. Mr. Shea stated that the first fax from Louis-Berger today states that the review of the off-site roadway improvements will be forwarded to the board shortly.

Mr. Shea explained that he can not be at the meeting next month. He asked if the Board would consider a conditional approval based on the minor changes being made to the plans. Tom Dow said the changes (trail access, cistern, and Wellington note) must be made to the plans and everything be put in writing and submitted to the secretary. Dustin Bowles said he does

not want them to think the bonding is not important. Mr. LaPadula stated that he has no disagreement with the bonding but he would ask if 5% rather than 10% is acceptable. Mr. Bowles said he would like to see 10% and if at the time of construction it appears that it is not necessary the bond could be adjusted. Stan Prescott stated that he agrees, citing that Mr. LaPadula could sell the land and the town needs to be covered. Mr. LaPadula said he may sell it to a builder as the building permits become available. There was discussion about what needs to be finished. Gary Tasker advised the applicant that they might want to get the paperwork together soon. They need to note in the letter the \$10,000 maintenance fund, the plan to deed the open space to the town, and the review of Young’s Hill Road from Louis-Berger. It was suggested that they get this information to the secretary so she can forward it to the attorney for review before next month’s meeting.

Bob Ordway said there are some questions on offsite improvements, how, when, bonded? Mr. LaPadula said he would prefer separate bonds. Dustin Bowles said he would talk with the town engineer the next day. Gary Tasker said he would like to see this move along and be able to wrap it up since it has been such a long process for the applicant. Tom Dow stated that they have answered all of the plan decisions and just need to tidy up the paperwork. Mr. LaPadula said he would like to get the improvements done, free up the bond, and have it done. Bob Ordway asked Mr. Bowles if the town would see an article on this year’s warrant to do the remaining 600’ of Young’s Hill Road. Mr. Bowles said the work would have to be done in a year if it was voted on at the next town meeting. Mr. Ordway said he would suggest that Mr. LaPadula prepare to do the road work next year. Mr. LaPadula said he will know in the next month or two if the timing will work.

Gary Tasker made a motion to continue this application to the meeting of October 19, 2006, 7pm, at the Community Building; seconded by Dustin Bowles. All were in favor. This is the only notice.

**Application #06-07, William Taranovich — Minor Subdivision, Located on Bee Hole Road, in the RR District. Map 21, Lot 23.** Mr. Aversa was not present. It was reported that Mr. Aversa went back to the ZBA last month asking for a re-hearing for special exception on this plan. The ZBA denied the re-hearing. Dustin Bowles made a motion to remove the application from the agenda, saying that the applicant would have to start over with the process; seconded by Stanley Prescott. It was noted that the Board had to take action on the application before removing it from the agenda. Dustin Bowles withdrew the original motion. Mr. Bowles then made a motion to deny the application and remove it from the agenda; seconded by Stanley Prescott. All were in favor.

**NEW BUSINESS:**

**Application #06-24, Eastern Propane — Amended Site Plan to add a 2,000 gal-**

**lon aboveground diesel storage tank. Located on International Drive, in the C/I District. Map 49, Lot 127.** There were no representatives of Eastern present. Because abutter notification was not done properly this application will be continued to the Planning Board meeting of October 19, 2006. Tom Moore made a motion to continue this application to October 19, 2006; seconded by Stanley Prescott. All were in favor.

**Application #06-25, Patricia Perkins — Minor Subdivision, Located on Route 129, in the RR District. Map 15, Lot 5.** The applicant and surveyor Christopher Ogden were present. Mr. Ogden explained that this parcel is at Route 129 and Pleasant Street. The lot is 9.14 acres and Ms. Perkins is proposing to subdivide 2 acres from the larger piece. Mr. Ogden described the proposed plan, noting that a driveway will cross wetland to access the rear of the property. It was asked if the application is complete. The secretary reported that there is no state subdivision approval or wetland permit at this time. Stanley Prescott stated that this plan would have to go to the ZBA for having a driveway in the side setback or would have to move the driveway to a wider section of the wetland. Bob Ordway asked if the curve of the driveway is due to the terrain. Mr. Ogden said it was and said he would like to avoid going to the ZBA. Dustin Bowles said the plan is impacting only a small portion of the wetland and that all zoning boards shouldn’t be judged by experience with others. Stan Prescott asked if they have their driveway permit. Mr. Ogden said he has been in contact with the state and doesn’t anticipate any problems. That will be forthcoming. Stanley Prescott made a motion to continue this application to next month; seconded by Gary Tasker. Dustin Bowles asked if abutters have been notified. It was confirmed that they have been. All were in favor. This application will be heard on October 19, 2006, 7 p.m., at the Community Building; this is final notice.

**BOARD DISCUSSION:**

Chairman Dow asked to discuss 155E, Excavation Permit. He told the Board that Roy Buttrick has recently sold his pit in the village to Plourde Sand & Gravel and there have been questions as to the best way to handle the transfer. He said he felt it was best to have Plourde come in with a letter of the transfer, a site plan and an excavation plan. Roy Merrill stated that the pit owner has 90 days to notify the town of the change of ownership. Donna gave an explanation of the call received from Plourde, research of the current file (there is no application on file since this pit was grandfathered), and what has been suggested by the Selectmen’s secretary. She said she was told that the new owner should come in with a reclamation plan, a copy of the deed transferring ownership, and a new bond should be set. Tom Dow stated if there is no permit, now is the time to get one and get it on record. The Board agreed that now is the time to get the file in order and the bond reflective of the material being excavated. Donna stated that

the permits read that they are not transferable without written approval of the Planning Board. She said the woman from Plourde Sand & Gravel stated that with the purchase of the property everything conveyed stays with the property, and Bob Fiske said the same thing about the 155-E staying with the property. The Board feels a complete record should be on file so that the next time the property transfers there is something on record for the property. Bob Ordway said the Board should also know what the new owner plans to do on the property. The secretary was asked to notify the new owner that the file has to be updated.

Donna notified the Board of two public hearings for cell towers in neighboring towns.

**REPORT OF THE ZBA:**

There are four special exception applications and one use variance application before the ZBA. Three of the special exceptions are for reduced setbacks: Chip Davis, reduced side setbacks for 15 lots in subdivision; Robert Young, reduced side setback for hobby greenhouse; and Ken Conte, reduced side and front setbacks for deck and porch. There is one special exception for a major home occupation at the property next to the town offices. The property is currently approved for home occupation; this is to categorize it as major to allow for a sign. The use variance is to allow multiple kitchens in a home on Bee Hole Road.

**REPORT OF THE BOARD OF PERMIT:**

There was no Board of Permit meeting this month as there was nothing for the agenda.

A motion to adjourn at 9:37 p.m. was made by Gary Tasker; seconded by Dustin Bowles. All were in favor.

Respectfully submitted,  
Donna White

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## Zoning Board of Adjustment Minutes — September 28, 2006 (DRAFT)

### REGULAR HEARING

Chairman Dave Powelson called the Loudon Zoning Board of Adjustment meeting on September 28, 2006 to order at 7:30 p.m. at the Loudon Community Building.

### ROLL CALL:

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

### ACCEPTANCE OF THE AUGUST 24, 2006 MINUTES:

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

### PUBLIC HEARINGS:

**Case #06-15, Alvin R Davis III – Special Exception for Reduced Setbacks – Map 39, Lots 11-001 through 11-015, Lovejoy Road.** Roy Merrill recused himself from the Board as he has had business dealings with Mr. Davis. Howard Pearl was named as a voting member in Mr. Merrill's absence.

Mr. Davis began by saying he wanted to apologize to the Halvorsons as an error was made in the placement of the house on Lot 001. Mr. Davis handed out designs of the house that is under construction, explaining that he used this design knowing that the house would be seen from three different roads. Mr. Davis said he had set the house back 95' from the proposed new road, using that as the front setback, and had at least 30' to each side of the house. He said had he known that corner lot setbacks were different he would have done a different size house. Mr. Davis explained that he is saving rocks removed from the bar way to rebuild the stone wall, and he said he is more than willing to put more screening in for the Halvorsons. He stated that he had specifically pushed the new road over closer to the stone wall so as not to have car lights shine on the Halvorson's house. Mr. Davis said moving the road over made this lot, and others on this side of the new road, long and narrow. He said at the time of the subdivision the road frontage requirements were 100' and had that been done and had he followed the rules of the corner lot this lot would have 50' off Lovejoy, 40' off the back line, and 10' to put a house. He said he went wider on the lots because of the well radii and those dictate that lots needs to be 125-130' wide and that was a saving grace in this case. Mr. Davis said it is his personal opinion that seeing 34' of the house where it's placed is less of an eyesore than 60' spread out that may not be designed to have an attractive side. He said he basically made a mistake in not being aware of the corner lot rule.

Chairman Powelson said he is confused as to how they got to this point with a lot 100' wide. Mr. Davis said the frontage includes the radius on the edge of the lot.

George Saunderson asked Mr. Davis, after getting the building permit for the first lot, if the Planning Board approved where the house was going. Mr. Davis stated that the Planning Board has nothing to do with the house location. Mr. Saunderson questioned the building permit sketch and asked Mr. Davis if he checked with anyone before he moved the location of the house. Mr. Davis explained that because the building permit list is extended so far out he had to submit a plan to get on the list and at the time he did not know just how the parcel would be subdivided. Roy Maxfield asked if it was agreed that Lovejoy is the front road. Mr. Davis said the regulations of a corner lot state that the major travel way is the frontage. Mr. Maxfield asked if Mr. Davis was requesting to reduce the setback from 50' to 15'. Mr. Davis said 50' to 30', explaining that it is 34' from the stone wall per his surveyor. He said he could design a smaller house for Lot 015 to avoid this situation.

Mr. Saunderson asked Mr. Davis if he had shown the setbacks on the plan he submitted. Mr. Davis said he had not as there was no mention of them to him or in the zoning ordinance at the time for open space subdivisions. He said he assumed the setbacks were the same as the zone he was building in. Ned Lizotte stated the setbacks follow those of the RR district, as noted in the 2005 ordinance. Mr. Davis said this layout was a mistake, not knowing the corner lot rule. Mr. Lizotte said the frontage on the proposed new road is less than the required 120'. Mr. Davis said they have to count the radius in that measurement. Chairman Powelson clarified that Mr. Davis is seeking one side setback for one lot and one building. Mr. Davis said on this particular lot it would be the front setback from 50' to 33'. He then suggested the Board stop to discuss this first request. He said the roadway plan shows the driveways next to each other because of drainage and this puts them in the side setbacks, thus the need for other special exceptions. The chairman stated it might be best to discuss one at a time. He clarified that Mr. Davis is asking for a front setback reduction on Lovejoy Road. Mr. Davis said he had listed it as a side setback, thinking the front setback was off the new road, saying it is not the front of the house that faces Lovejoy.

George Saunderson asked Mr. Davis how many lots he will be asking for special exceptions on. Mr. Davis said all of them, saying that the Board would be faced with future requests for special exceptions if not done at this point. He said all of the lots are very close to the size of Village lots which require 15' side and front setbacks and 25' rear setbacks. Howard Pearl questioned why a 15-lot subdivision had been designed, knowing it would need special exceptions. Mr. Davis said he does not have to have the special exceptions and could design houses to fit the lots without special exceptions,

saying he thought it would be easier to deal with all of them now. The layout of the driveways and drainage are what dictated the need for the special exceptions. Mr. Davis said he could disclose to all prospective buyers that they have reduced setbacks before purchasing the lot as opposed to them moving in, having to deal with neighbors and then having to go to zoning. Roy Maxfield stated that the Board typically listens to abutters and their opinions so he is not the mood of giving Mr. Davis 15 setbacks on vacant lots. Mr. Davis said that was fine, he thought he'd ask, and would build houses that fit the lots. Mr. Pearl pointed out that Mr. Davis had shown building setbacks on his plans for Ilona Lane and asked why the setbacks weren't shown on this subdivision. Mr. Davis said it was an omission, nothing deliberate, and that Web Stout did it and he is not someone you can bully around to do something. Mr. Davis said he knew this question would come up and that he had looked at it too and honestly thought they were on there.

George Saunderson asked Mr. Davis if it is the ordinary rule that cluster developments are to have 150' setbacks around the development. Mr. Davis said it is not necessarily the ordinary rule as it is different in every town. Mr. Saunderson asked Mr. Davis if it is the ordinary rule in Loudon. Mr. Davis responded that it was not when this subdivision was done in 2005. He said the regulations at the time allowed for road-side lots that required the frontage for the particular zone with one half of the typical lot size and could exit onto the main road. Mr. Davis said he did not like that idea so went with this layout. Mr. Saunderson asked Mr. Davis if he is saying that the 150' setback all around the parcel is not the rule in Loudon. Mr. Davis said it was not the rule when he first went for the subdivision that was granted in July of 2005, saying it would not be worth doing because you would lose so many lots.

Chairman Powelson suggested dealing with the most pressing issue first and that would be the reduced front setback for Lot 001. Mr. Davis agreed, saying he would then like to address the other lots for driveways. He explained that the driveways were close together for drainage purposes and he understands that the Board may not want to issue a blanket special exception; he just thought it might make it easier for the future. Howard Pearl referred to the Land Development Regulations Section 23.8.1. Mr. Davis countered that Section 23.8.5 says you can use the road front as frontage

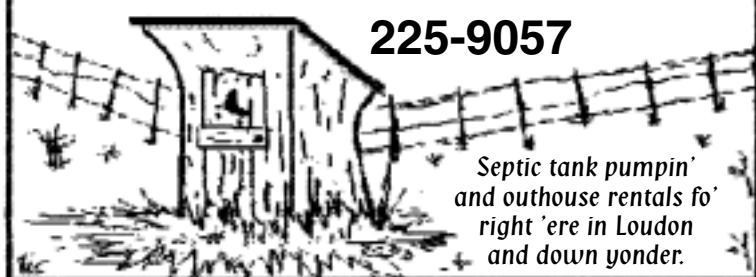
and there was also a rule at the time that said a lot had to be one acre. Mr. Pearl asked Mr. Davis if he is saying that 23.8.5 eliminates the 150' buffer. Mr. Davis said with the road frontage, yes. He said he followed all of the rules required at the time. Ned Lizotte pointed out that Section 23.8.1, Special Setbacks, reads "150 feet in width," saying that is one of the requirements. Mr. Davis stated that he met the 150' around two sides and that 23.8.5 took care of the other two sides. Roy Maxfield asked Mr. Davis if he was telling the Board, after having said that and having known that and having based his original argument on that, that he put the house 30' from the road and he didn't know. Mr. Davis asked what Mr. Maxfield was referring to. Mr. Maxfield said he was referring to Mr. Davis not knowing that the lot had to be in 50'. Mr. Davis said they had been talking about the 150' buffer. Mr. Maxfield stated that Mr. Davis's argument has been that he does not have to be 150' from Lovejoy but does have to have appropriate frontage and needs to be 50' from the frontage to comply with zoning, follows that would be a logical conclusion, and not that his argument was logical, was basing the front on the new road. Ned Lizotte suggested to Mr. Davis that if he knew one, he knew the other. Mr. Davis said he did not think the frontage was on that road; he felt he was creating the frontage on the new road. Howard Pearl addressed the 150' buffer, saying that it would appear that Mr. Davis used LDR Section 23.8.5 to get around Section 23.8.1. Mr. Davis stated that is the way he interpreted the buffer rule. Ned Lizotte asked Mr. Davis why he did not ask for clarification if he wasn't clear on its meaning. Mr. Davis said 23.8.5 made it sound like he could use the frontage as the buffer. Roy Maxfield asked if there are any sight distance issues with the house being where it is. Mr. Davis stated there are not. George Saunderson asked Mr. Davis if he could pencil in where the house would go, assuming there was not a special exception on Lot 001. Mr. Davis pointed this out on maps, giving the 50' front setback, the 40' rear setback, and stated there could be a 35' house in the middle of the 125' wide lot.

Chairman Powelson asked Mr. Davis to go through his application as to why the special exception is needed. Mr. Davis covered each point of the application. The chairman asked if there were any questions from the Board. There were none. He asked if the Planning Board representative in the

*Zoning — cont. on 28*

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**Zoning — cont. from page 27**

audience had any comments. Mr. Prescott said he did not at this time. Mr. Powelson asked if there was anyone who would like to speak in favor of the application. Bernie Albair stated that when his house was built, prior to excavating, the house and driveway had to be staked out and inspected. Mr. Albair said he does not understand how this was okay that the house was moved. Mr. Davis said the house was staked where originally shown on his building permit application and then staked in the new area. Mr. Albair asked if it was inspected after being re-staked. Mr. Davis said he was not sure. Mr. Albair stated that it seems that the whole house was planned with the frontage being on the new road. He said that where Mr. Davis put the house, facing the new road, seems to make the most sense.

Abutter Huntley Halvorson said he understands what Mr. Davis is going through but the house could not have been put in a worse spot for their house. He submitted a letter and two pictures (before and after) of the lot as seen from his house across Lovejoy Road. Mr. Halvorson referred to page 4, item # 1 of the application, which reads "on Lot 001 existing building footprint is separated by Lovejoy Road, stone wall and trees from nearest abutter." Mr. Halvorson stated that no one has said anything about trees being planted until tonight and pointed out in the pictures that it is not separated by trees but looks directly at his house. He asked if the 2500 sf mentioned by Mr. Davis includes the basement. Mr. Davis stated it is 29' x 34' on the first floor, 34' x 34' on the second floor, and the area above the garage.

Abutter Mark Seltzer stated that he lives at Lovejoy and Batchelder Roads. He said he appreciates the type of house that Mr. Davis is building but does question how it got to this point, asking about the requirement of a 150' vegetative buffer. Mr. Seltzer said he has a hard time understanding how this goes from the 150' buffer that voters from the town agreed to, to a 50' setback to a 30' setback. Abutter Martha Butterfield stated that she lives across from Lot 015 and asked Mr. Davis how he would be placing that house. Mr. Davis said he will design something suitable for the lot. Mrs. Butterfield asked if she would be looking at one long house, similar to a mobile home. Mr. Davis said he would design something attractive that would fit the lot. He talked of other ways he could have put the house in across from Mr. Halvorson but thought the way he did it was less egregious. Mr. Davis said he understands that no one likes to see a subdivision come in when they have a beautiful open field across the street. Mr. Halvorson stated that he had accepted the

subdivision but not the placement of the house.

Roy Maxfield asked Planning Board member Stan Prescott if this is the subdivision that got away from them, thus the subsequent work in order not to let it happen again. Mr. Prescott said the Planning Board had approved it with second thoughts afterward. He stated that he was the only dissenting member at the time, and there has been a lot of thought given the project since, thus the open space improvements. Mr. Maxfield asked Mr. Prescott if it would have changed the frontage issue in this situation. Mr. Prescott said he thinks the intent was to have the 150' buffer and they have since strengthened that. He said there is an open space subdivision application before the Planning Board at this time that will have the buffer around the entire development, and that was the spirit and what was meant on Mr. Davis's project.

Ned Lizotte asked to address Mr. Davis for answers to an outline that was assembled with some of the history of this subdivision.

May 5, 2004, Original application for 1 building lot. Front setbacks 75 feet, rear setbacks 500 feet, side setbacks 75 feet. Building permit to be issued on 1/3/2006. Original site plan from Web Stout submitted with one house and septic system in position and enough information to give the house setbacks. Q. Where is the building now from the original permit? Why did you move the house from the original site plan without a new/revised application? Mr. Davis stated that he did not think that he needed to, explaining that this is done on many subdivisions where a building permit is issued on the main parcel and the house location is moved around.

Site plan was rushed through Planning Board meetings of June/July 2005. Change to a new submission of an open space site plan on property. Complete change of intent from original application for 2006 building permit. No new application submitted for update of building permit to an Open Space project. Q. Have all the requirements of an open space subdivision been met? Have you executed a deed to the town? Mr. Davis said that the deed has not been done as he is waiting for the town to send him revised minutes of the 7/21/05 Planning Board meeting. He said the minutes had been changed by the Planning Board adding an additional condition to the approval of his subdivision. He said the minutes were supposed to be amended and he cannot sell a house until the deed is done nor will a certificate of occupancy be given.

Open Space approval for project appears to be invalid as criteria for submission of two sets of plans have not been met by developer. Version 1: Developer to submit a plan showing the proposed development under conventional zoning and Version 2: a plan

showing the open space provisions. Both plans to include sufficient detail to allow the Planning Board to make an informed decision when comparing them. Mr. Lizotte stated that that is right from the book. Mr. Davis asked if it was in the book at the time of his application. Mr. Lizotte confirmed that it was. Q. Open space has a required 150 foot setback around the property on all sides. Where are they indicated on your current plan? Mr. Davis showed the 150' strips along one side and to the rear of the development. Mr. Lizotte asked Mr. Prescott if the 150' buffer was intended to be around the entire subdivision. Mr. Prescott stated that Mr. Davis considered the roads as abutters. He said he contends that the buffer should have been around all sides of the parcel. George Saunderson read the definition of abutter as given in the NH Planning and Zoning Regulation handbook. Abutter means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. Mr. Davis insisted that he was covered by Section 23.8.5, and he asked if Mr. Lizotte is questioning the validity of the entire subdivision. Mr. Lizotte said "absolutely."

Applicant had full knowledge of what was required for this project and it is his responsibility to provide the Planning Board all credible information due to his prior experience in providing the correct plan information from his project on Ilona Way up off Hemlock Drive in Loudon. His site plan for that project includes all setbacks, septic and house foundations. On his current plan for Kristian Way, only the well and septic notes are listed. There are no references to any lot with regards to setbacks and house foundations. Q. Did you have your surveyor draw up any other plans with the necessary information of house foundation, side setbacks, and 150 foot buffer zone setbacks? Mr. Davis stated that he left this up to Mr. Stout to provide what is needed and said that is what the Planning Board is for, to help go through the planning steps. George Saunderson pointed out that there is a large amount of sub-dividable land off to the right of the cul-de-sac and he suggested to Mr. Davis that should this plan come back before the Boards he combine the areas and allow for the setbacks. Mr. Lizotte said he is baffled, that Mr. Davis has done this before as seen on the properly marked plans of Ilona Way, yet there are none on this plan and he is surprised Mr. Davis could have missed that fact. Mr. Davis said again that he left it up to Mr. Stout and it was missed. Mr. Lizotte pointed out that it is listed in the regulations and is Mr. Davis's responsibility. Mr. Davis explained that the two plans were done by two different surveyors and as plans go before the Planning Board if something is missing it is noted and fixed.

Mr. Lizotte read point #5 as follows: Applicant's open space project appears to be invalid due to complete change of intent from original building permit application for one house lot; change of project without complete documentation to back it up for approvals from Planning and Zoning Boards and lack of required plans showing the required zoning ordinances and the open space provisions not having been met yet. The applicant should be required to go back to planning to meet the 2006 regulations for Zoning and Planning.

Mr. Davis asked who wrote this outline. Mr. Lizotte stated that he wrote it because he didn't feel Mr. Davis had met the criteria. Mr. Davis said he had been through the proper planning steps. Mr. Lizotte stated that he feels there were too many gaps.

Jon Huntington asked Mr. Davis where in town a building permit has been issued and the house arbitrarily moved. Mr. Davis stated that it has been done in Merullo subdivisions. Tony Merullo stated this is somewhat common to determine the entire parcel and apply for a permit before subdividing but you really have to know where the house is going to be. He said you can have movement within a few feet and you would generally sub-divide around the house already permitted. Mr. Merullo said he feels a contractor puts the house and sub-divides around it, not put the house and sub-divide through it and have to move it to a different area. George Saunderson asked if the general rule would be the smaller the lot, the less room to move the house. Mr. Merullo said that was true and it required planning in the beginning. Mr. Davis stated that at the time of purchase he was not sure how the parcel would be subdivided and explained the need to get the plan approved in order to get on the building permit list. Mr. Lizotte said there was a big gap in the intent of the original building permit and where he is right now. Mr. Davis said the intent was to build one house this year. Mr. Lizotte feels this is a dramatic change. Mr. Davis said there is one permit, one lot to build on, and this became what was considered the first lot in the subdivision. Jon Huntington stated it is not where Mr. Davis said it was going to be built.

Howard Pearl asked Stan Prescott at what point the Planning Board considers a sub-division to be complete. Mr. Prescott said it is complete when it meets all of the regulations that are set forth. Mr. Pearl stated that it appears that Mr. Davis is asking the Board to consider this under the 2005 rules yet all criteria has not been met. Mr. Davis said it has not and that the only criteria left is to sign the deed over to the town and the town was going to provide him

**Zoning — cont. on 29**



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**Zoning — cont. from page 28**

part of that with a copy of the revised minutes. Mr. Pearl asked Mr. Davis if all the criteria of the sub-division had been met. Mr. Davis said they do not have the deed yet. Mr. Pearl asked Mr. Davis if that was a yes or no. Mr. Davis said no. Mr. Pearl asked the Board if they can issue a special exception on a plan that is not complete. Mr. Lizotte and Mr. Maxfield said they can not. Mr. Maxfield stated there is a bigger issue but isn't sure this is the time to address it or if it should be under unfinished business. He said he goes along with Mr. Lizotte's second recommendation which is send him back to Planning and correct the mistake that was made. The chairman asked if there were any other questions or comments. Hearing none, Chairman Powelson closed the hearing; application to be considered under Unfinished Business. Mr. Merrill re-joined the Board.

**Case #06-16, Robert Young — Special Exception for reduced side setback, Map 11, Lot 16, Chichester Road.** Mr. Young explained that he would like to put up a hobby greenhouse made of double poly and unheated. He went through the points of the application, asking for a reduced side setback from 30' to 15'. Mr. Maxfield asked if abutters have been notified; it was confirmed that they have. The chairman asked if there was anyone wishing to speak in favor of the application. Mr. Huntington asked if Mr. Young would need a building permit. Mr. Young said he has been to the building inspector and was sent to the Zoning Board. Abutter Evangia DeCato asked Mr. Young if the greenhouse would go in the area of the existing shed on his property. Mr. Young clarified the location on the map he provided. Mrs. DeCato said she was fine with the location as long as it wasn't any closer than 15' to the property line. Mr. Maxfield asked Mr. Young if he would consider removing the greenhouse when it shows signs of deterioration. Mr. Young showed the Board pictures of the proposed greenhouse and agreed that he would not leave anything decrepit in his yard. Mr. Powelson

asked if there was anyone wishing to speak against the application. Hearing none, the chairman closed the hearing; application to be considered under Unfinished Business.

**Case #06-17, Geraldine Gowlis — Variance, Map 12, Lot 33, Bee Hole Road.** Ms. Gowlis explained to the Board that she would like a variance for her home on Bee Hole Road so that she can leave it with multiple kitchens. She explained that the town has been taxing her as having two in-law apartments which she said is incorrect. She told the Board that her mother, sister, two sons, and a cousin lived with her but said it is a one family house and because of the size of the house, needs additional kitchens. She has downsized, is trying to sell the house and feels it would sell easier with the extra kitchens. Ms. Gowlis said she was not aware that she was to have building permits to install the additional kitchens, which were put in to make it easier at holiday time or when coming in from working outside or being in the family room. Mr. Maxfield asked the applicant how she got to the Zoning Board. Chairman Powelson showed the Board a copy of Ms. Gowlis's tax card that indicates the two in-law apartments. Ned Lizotte said that real estate agents are marketing the property with two in-law apartments, showing a copy of the ad he found. Ms. Gowlis stated it is an extended family house, not two in-law apartments. Mr. Lizotte stated that he is not sure how she got this far without the building inspector knowing there were additional kitchens in the house. She said she wasn't aware that she needed permits. Roy Merrill asked if there were any permits pulled. Ms. Gowlis said there were not, thinking permits were only required when installing bathrooms.

Mr. Lizotte asked how it was that the house is being listed as it is. Scott Jackson, Ms. Gowlis's realtor, said the information for listing was taken from the tax card. He stated that he has since talked with Bob Fiske. Roy Merrill said the code enforcement officer determines if they are apartments by the number of kitchens and noted there have been several in town that have had to take them out. Mr. Lizotte stated that in-law apartments are illegal in Loudon. Ms.

Gowlis stated that she will have to take the kitchens out if she does not get a variance. Mr. Lizotte confirmed this. Ms. Gowlis asked if she would take them out and then go for permits and put them back in. Mr. Lizotte said she would have to take them out and that is it, they are not allowed. Roy Merrill explained that the house is being marketed with multiple kitchens and someone could buy the property and use them as apartments. There was discussion about someone buying it, thinking it would be a good rental property. Chairman Powelson asked how the Board defines "removal of kitchens." Several members said that is up to code enforcement. The chairman said he believes a sink is permissible but once there is a stove it is considered a kitchen. Roy Merrill said that Mr. Fiske had told him that if there is a stove it becomes another apartment. Discussion followed about listing the house, how this situation could have been avoided had the applicant gone for permits prior to installation of the additional kitchens, and what documents a kitchen.

Chairman Powelson asked if it would be worth reviewing the points of the application. Mr. Maxfield stated he did not feel they need to go through the application. Ms. Gowlis suggested ways of keeping at least one of the additional kitchens. Mr. Lizotte said he does not understand what difference this makes to Ms. Gowlis if she is selling the property. Ms. Gowlis said she does not think it will sell with only one kitchen because the house is too big. Mr. Lizotte said there have been other large houses that have sold with only one kitchen and he does not feel this is reasonable criteria to allow for a second kitchen. There was discussion about the entrances/egresses of the house and it was suggested that maybe it should be put in the deed that it is a single family dwelling or at least on the tax map. Mr. Maxfield explained to Ms. Gowlis that if this was just a large family being discussed as compared to three separate living units then the building inspector might view it differently. Mr. Maxfield suggested the Board turn this over to compliance officer to work with Ms. Gowlis to come up with something that is sellable and comply with the ordinance. Ms. Gowlis asked what she should do next. Mr. Maxfield suggested that the application be tabled until the compliance officer comes back with a resolution that is satisfactory to him and then deny the application. He said the Board would contact Mr. Fiske and have him contact Ms. Gowlis. Chairman Powelson asked if there was a motion. *Roy Maxfield moved to table the application pending the compliance officer's review of the premises; seconded by Ned Lizotte. All in favor.*

**Case #06-18, Ken Conte — Special Exception for reduced setbacks, Map 20, Lot 32, Berry Road.** Mr. Conte explained that he is proposing to put a farmer's porch on the front of this newly constructed home and a deck on the side of the home. He said the house is 28' from the side line and 52' from the road. There was discussion on how the measurements were taken. Tony Merullo

said the 52' was from the boundary as surveyed. Chairman Powelson clarified that the porch on the front would bring the front line to 46'. Mr. Maxfield clarified that the deck on the side would bring the side line to 28'. Mr. Powelson asked if there were any questions from the Board. Hearing none, he asked Mr. Conte to read through the points of the application. Once the application was reviewed Mr. Powelson asked if there were any questions from the Board. Hearing none, he asked if there was anyone in the audience who would like to speak in favor of the application. Steve Jackson stated that he lives on Berry Road and these are smaller lots. He said the farmer's porch and deck would bring additional value to the property and area. Mr. Powelson asked if there was anyone who would like to speak against the application. Hearing none, the chairman closed the hearing; application to be considered under Unfinished Business.

**Case #06-19, Robert Every — Special Exception for Major Home Occupation, Map 20, Lot 32, South Village Road.** Mr. Every explained that this is a rental property and was approved for a home occupation in 1991; however, the original application stated that there would be no signage and it was approved prior to the ordinance of minor and major home occupations. He said he would envision a 2 x 2 sign for identification of the business. Roy Maxfield stated this seems to be pretty straightforward, saying it is what the original applicant used it for except for the sign and employees. He said he would go along with a 2 or 3 person professional office and if it becomes more than what approved for he would have to come back to the Board. Ned Lizotte asked if the tenant would live there and have an office. Mr. Every said that was correct and he has spoken with both of the abutters, neither having a problem with the plan. The chairman had Mr. Every go through the application. After Mr. Every covered all points of the application, the chairman asked if there were any questions from the Board. Mr. Maxfield asked how many cars could be parked at the property. Mr. Every stated five cars can park in the yard, three headed into the fence area and two in the upper driveway. Abutters have been notified and there was no one from the audience who wished to speak to the application. Chairman Powelson closed the hearing; application to be considered under Unfinished Business.

**UNFINISHED BUSINESS**

Ned Lizotte suggested taking the applications in reverse order; the board concurred.

**Case # 06-19, Robert Every —** Roy Maxfield made a motion to approve the Special Exception for a small professional office not to exceed the tenant and up to two part time employees and not to exceed five cars. Roy Merrill seconded the motion. There was discussion about the number of employees. The motion stood as initially stated. *Roll vote:*

**Zoning — cont. on 30**

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

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

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

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**Zoning — cont. from page 29**

George Saunderson — Yes; Roy Merrill — Yes; Ned Lizotte — Yes; Roy Maxfield — Yes; Dave Powelson — Yes. *Unanimous; Special Exception for Major Home Occupation approved.*

Case #06-18, Ken Conte — Roy Maxfield made a motion to approve the *Special Exception to reduce front setbacks from 50' to 40' and side setbacks from 30' to 25'.* George Saunderson seconded the motion. Roll vote: George Saunderson — Yes; Roy Merrill — Yes; Ned Lizotte — Yes; Roy Maxfield — Yes; Dave Powelson — Yes. *Unanimous; Special Exception for reduced setbacks approved.*

Case # 06-17, Geraldine Gowlis — Tabled under Public Hearings

Case #06-16, Robert Young — George Saunderson made a motion to approve the *Special Exception for reduced side setback.* Roy Maxfield seconded the motion, adding as long as the greenhouse remains in good repair. Roll vote: George Saunderson — Yes; Roy Merrill — Yes; Ned Lizotte — Yes; Roy Maxfield — Yes; Dave Powelson — Yes. *Unanimous; Special Exception for reduced setback approved.*

Case #06-15, Alvin R Davis III — Roy Merrill stepped down from the Board; Howard Pearl was named a voting member. Ned Lizotte made a motion to deny the applicant's request for reduced setbacks. George Saunderson seconded the motion. Chairman Powelson stated that they would need a reason to deny. Mr. Lizotte said he moved to deny the application because the setbacks are against the Zoning Ordinance. Roy Maxfield said a special exception is an applicant's right provided it does not infringe on someone else's right and it is a pretty low hurdle to overcome. He said he does tend to agree that the building permit and site plan in this instance were not appropriately obtained or implemented. Mr. Maxfield said he feels that Mr. Lizotte's second motion will do a lot to explain what the Board sees as a solution, and he thinks the reason they have to deny the application is that the building permit was moved around and has not had appropriate approval. George Saunderson said that Mr. Davis did state clearly that a mistake was made. Howard Pearl asked for the motion again. Mr. Lizotte stated that his motion is to deny the applicant's request for reduced setbacks. Mr. Pearl asked to clarify that it is on that one lot. Mr. Lizotte said it was on the whole application. Mr. Pearl stated that his concern is this is not a completed sub-division and not all conditions have been met. Roy Maxfield said that might be the point that Mr. Lizotte raised earlier that if he went with his second motion referring the applicant back

to the Planning Board for review and reapplication, that would probably answer Mr. Pearl's question and be a good reason to not approve this application. Mr. Pearl asked if it might be better to make a motion to table the application rather than deny it. Mr. Lizotte said he thinks it should be denied based on the application for reduced setbacks and that motion needs to be addressed right now, and then, because of what he outlined and the two criteria not being met, that would be voiced in his second motion.

Chairman Powelson said he was thinking it might be best to table this motion until hearing the second motion. Mr. Maxfield stated that he was not opposed to tabling the motion, saying it does not do any harm to table it except we are not making ourselves perfectly clear. Howard Pearl said he feels that the second motion might make it perfectly clear. George Saunderson suggested that Mr. Lizotte withdraw his motion for now rather than tabling it. Mr. Lizotte stated he would withdraw the motion to deny the application for special exception for reduced setbacks, with the option to bring it up again in the hearing.

Ned Lizotte made a motion to require the applicant to return to the Planning Board for a complete review of 2006 zoning and planning requirements. Howard Pearl seconded the motion. Roy Maxfield said he feels this is a can of worms and he thinks that Mr. Davis needs to be directed back to the Planning Board and that the ZBA needs to get some direction for this particular piece of property. He noted that there have been some fairly nice homes build in this area and to park something on the road across the street is not his intention of managing the ordinance very well. Mr. Maxfield feels that the Planning Board needs to look at this and make sure they have done their planning appropriately. He said if the Planning Board comes back with the same thing then the ZBA will address the setbacks at that time. The chairman asked if there was any other discussion, saying that it does seem that the subdivision is incomplete at this time. Ned Lizotte said he thought they should vote. Roll vote: Howard Pearl — Yes; George Saunderson — Yes; Ned Lizotte — Yes; Roy Maxfield — Yes; Dave Powelson — Yes. *Unanimous; Motion to require applicant to return to the Planning Board for a complete review of 2006 zoning and planning requirements approved.*

Roy Maxfield asked Howard Pearl made a motion to table the application until further review by the Planning Board. Roy Maxfield seconded the motion. The chairman clarified the motion. There was discussion about having the Planning Board review the site plan, possibly revoke any permits, establish a buffer, and giving the Planning Board the opportunity to reconsid-

er the project if they choose. Roll vote: Howard Pearl — Yes; George Saunderson — Yes; Ned Lizotte — Yes; Roy Maxfield — Yes; Dave Powelson — Yes. *Unanimous; Motion to table the application until further review by the Planning Board approved.* Roy Merrill re-joined the Board.

**DISCUSSION:**

James McNeil — Mr. McNeil explained that he has been approved for a 2007 building permit and would like to be able to put the foundation in and cap it before this coming winter. There was discussion that covered winter construction, setting precedent, and the fact that building permits are issued in January, the foundation must be in during the first year, but the applicant doesn't have a full year because of weather conditions. Tony Merullo stated that the town of Barnstead has a provision that an applicant can apply for an early start. This allows the applicant to do the foundation which is inspected and capped, with no further construction being done until after the first of the year when the permit is issued. He explained that there is an extra fee, and the

town sends a letter to applicants for the following year to advise them of the early start permit if they are interested. Discussion covered changing the time of issuance of building permits, possibly introducing this type of early start program, and gathering information from Barnstead. Mr. McNeil asked about constructing a barn on the property. Discussion followed about accessory buildings. Mr. McNeil asked if this is a matter for the selectmen at this point. Roy Maxfield stated that he feels that the selectmen could take care of it. Steve Jackson spoke about the spirit of the building permit for growth management, saying he likes the idea of permits issued by the fiscal year and that he feels there is a lot of micromanagement of a building permit.

**ADJOURNMENT:**

Jon Huntington made a motion to adjourn this meeting at 10:00 p.m., seconded by Roy Maxfield; all were in favor.

Respectfully submitted,  
Donna White, Secretary

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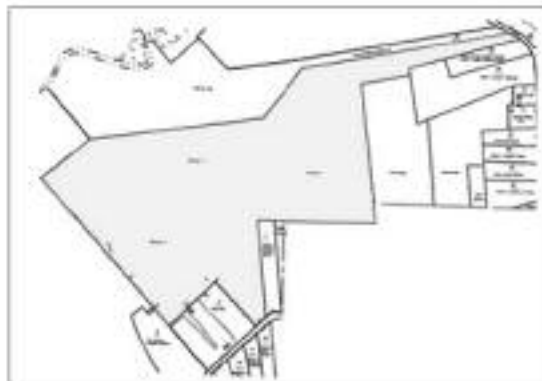
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November 2006 in Loudon						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2 10:30am•Storytime @ Library 6:30pm•PTA@LES	3	4
5	6 6:30pm•Happy Hill 4-H @American Legion 7pm•Recreation Com. @Com. Bldg.	<i>Election Day</i> ELECTION DAY Polls open from 8 a.m. 'til 7 p.m. Vote at Town Hall on Clough Hill Road.  10:30am•Storytime@ Library 6pm•American Legion Bingo 7pm•Lions Club@ Library	8 6:30pm•Girl Scout Leaders@LES	9 10:30am•Storytime @ Library MARKS CLOSE	10 SCHOOLS CLOSED FOR VETERANS DAY	11 VETERANS DAY  Boy Scouts Troop 247 Roast Beef Supper. 6 p.m. at American Legion in the Village. 
12	13 8pm•Fire Dept. Mtg. @ Safety Building	14 10:00am•Young at Heart @ Com. Bldg. 10:30am•Storytime @ Library 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting/Board of Permit	15 6:30pm•PTO Meeting at MV Middle School 7pm•American Legion	16 10:30am•Storytime @ Library 7pm•Planning Board @ Com. Bldg.	17 LEDGER DEADLINE FOR NOVEMBER ISSUE REPORT CARDS ISSUED Hat Day at MV Middle School	18
19	20 6:30pm•Communica-tions Council@ Com. Bldg.	21 10:30am•Storytime @ Library 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting@Com. Bldg. 7pm•Lions@Library	22 7:30pm•Zoning Board @ Com. Bldg. (Call Zoning Off. to confirm. This meeting is sometimes cancelled due to Thanksgiving Holiday.) NOV. 22-24•Schools closed for Thanksgiving	23  THANKSGIVING DAY 	24	25
26 Library Fundraiser at Uno's Chicago Bar and Grill, Concord. Pick up your coupon at the Library to have up to 20% of your bill donated to the Maxfield Public Library Children's Room Fund!!!	27	28 9-Noon•CRVNA Health Clinic @ Com. Bldg. Call 224-4093 for appt. and info. 10:30am•Storytime@ Library 6pm•American Legion Bingo 6:30pm•Selectmen's Meeting/Work Session 7pm•LYAA@Library	29	30 7pm•Book Group. Title to be announced. Check at the Library for more information. 798-5153.		

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