The meeting was called to order at 7:00 p.m. by Chair Alice Tuson

**Attendance:** Katie Phelps-Alternate, John Storrs, Jeremy Minery, Henry Huntington, Alice Tuson-Chair, Bob Cole-Vice-Chair, Rodney Phillips, Jeffrey Miller-Ex Officio, Dustin Bowles. Deputy Bill Lake of the Loudon Fire Department was in the audience.

**Acceptance of Minutes:**

January 16, 2020, Regular Meeting- Rodney noted on page 1 under Conceptual Discussion, the fifth line down the word Have should be changed to Has. Rodney made a motion to approve the minutes, seconded by Bob. All in favor. Yes. Minutes Approved.

January 16, 2020, Public Meeting of the Proposed Zoning Amendment Changes. Henry made a motion to approve the minutes, seconded by John. All in favor. Yes. Minutes Approved.

**Discussion:** None

**Conceptual Discussion:** None

**Old Business:**

**Application: 20-03 John C. Johnson Site Plan Review- Map 2, Lot 21-** Mr. Jeff Green is representing John Johnson for a Proposed Access Road on 94.1 acres on Ricker Rd. This project is to construct a road on Mr. Johnson’s property, which will also create the road frontage for the Hemphill project. Mr. Cole recused himself from this application. Chair asked Katie to sit in for Mr. Cole. Katie agreed. Abutter Roy Merrill of 18 River Rd was in the audience. Mr. Green showed the board a new layout of the proposed road after working with the conservation commission on moving the hammerhead further up the lot by 30 feet to better situate it so that it is within the wetland buffer on each side. Mr. Green also changed the width of the road it will be 22 feet instead of 24 feet. Mr. Green mentioned he is aware that he will need to go before the ZBA for encroachment to wetland buffer for the roadway. Alice mentioned 2 items to Mr. Green that the plan note will need to be updated to show the width of the roadway as 22 instead of 24, Also are you still working on a maintenance agreement between the two parties. Mr. Green asked the board about the cost of an engineering review, what is that based on. Dustin said normally the review is based on the estimate on the cost of the road. Rodney noted on the plan the radius of the road turning onto Ricker Road, shows 20 feet, and the hammerhead shows 30 feet and since the road is now narrower, tractor-trailers would need a little more room. Mr. Green said he would update the radius to 30 feet. A motion was made by Rodney to continue the application and seconded by Katie. All in favor. Yes. The application is continued until next month’s meeting on, March 19, 2020.

**New Business:**
Mr. Peter Parisey applicant and Harrold Maclauchlan owner of the property came before the board about an external office trailer being placed on the property of Revonda & Associates where Mr. Parisey leases a car wash bay for an Auto Sales business. Mr. Parisey received a special exception from the Zoning Board of Adjustment on June 22, 2017. Which allowed him to have the auto sales business out of the garage bay F at Just Wash It. The notice of decision states he must not exceed 2 vehicles and be stored inside the bay. Mr. Parisey came before the ZBA last month and was told that a special exception was not necessary as it is not within the ZBA jurisdiction to approve or deny the trailer, whereas Mr. Parisey withdraws his application. Henry asked what are your long-range plans are you going to build a permanent office or is this just temporary? Mr. Parisey stated he was not planning on building an office and was just going to use the trailer. Rodney noted the trailer in no way conforms to the architecture requirements in the land development regulations. The chair asked Mr. Parisey, do you have a map that shows where the trailer is located on the property? There was no map submitted with the application. Jeff noted the trailer is temporary and we need to determine how long is temporary. Mr. Maclauchlan had said that he hopes to have you move up to the front office within 18 months, but what if something should happen and you are unable to do this, would you still be using the trailer. The Chair read a letter dated December 13, 2019, from NH DOT. Mr. Maclauchlan explained that the reason for the letter is that when DOT sent mail to Mr. Parisey it was returned, due to him not being in bay F, and now is located in the trailer.DOT looks upon that as a change of address. Mr. Parisey noted that he moved back into the garage bay to satisfy the requirements from the DOT until the office trailer was approved by the planning board. Rodney noted some conditions would need to be met for this application to be approved. An updated plot plan, the applicant will need to come before the board in 2 years. Get approval from NH DOT and Loudon Code Enforcement. Chair noted that the board can’t accept the application as complete as it is missing a site plan map, also it was noted that an abutter listed is incorrect and will need to be corrected and resent as the property has changed owners. Jeff made a motion to continue this application until next month. Henry seconded the motion. All in favor. Yes. Application is continued until next month’s meeting on March 19, 2020.

Mr. Stout came before the board representing Ground Acquisition Trust located on route 106 north. Henry recused himself as he is an abutter. Chair asked Dustin to vote in Henry’s place, he agreed. They would like to expand into lot 18 that is north of their current location. They would like to divide lot 18 in half and use half of the lot for storage of the trailers while maintaining the business at its current location. There will be a shared driveway between the two lots. The state has approved the driveway. Mr. Stout submitted to the board a state subdivision approval letter dated 2/11/2020 for lots 18 & 18-2. Mr. Stout mentioned they will be going before the ZBA for a special exception as the driveway will be going through the side setback. Dustin made a motion to accept the application as complete. Seconded by Bob. All in favor. Yes. A waiver was submitted that is asking for item #10 on the existing conditions list and #12 on the proposed checklist for site-specific soil. Mr. Stout indicated there were 2 test pits, one on each lot and the resulting data is the same for both lots have sandy soil. Dustin made a motion to grant the waiver. Bob seconded the motion. All in favor. Waiver granted.
Alice asked if the abutter would like to speak for or against this application. Mr. Huntington is for this application. Bob made a motion to approve the application, seconded by Rodney. All in favor. Yes. The application is approved.

Application 20-06-Quality Iron Solutions-Site Plan Review-Map 30, Lot 23-
Jeff Morse, Keith Anastasy and Al Bissonnette owner of the property came before the board to present the application for an unmanned business selling heavy equipment such as excavators, bulldozers, rollers, screeners and loaders on the corner of Route 129 and Route 106. Abutter, Harrold Maclauchlan was in the audience. There would be about 10 pieces of equipment on display at a time. If one is sold, then another will be brought in Mr. Morse indicated there would be no building, maybe just a sign lit with solar light. The equipment would face route 106 on the top of the hill inside the fenced-in area of the lot. There is an existing driveway, which they may expand to allow tractor-trailers to load and unload the equipment. The application included a copy of a driveway permit issued from NH DOT granting to construct or alter a driveway, entrance, exit or approach adjoining NH 129 dated 6/8/2016. Rodney noted that this application falls under Major Site Development due to this circumstance item #G- Creation or expansion of outdoor storage or display of items for retail or wholesale purposes. Because of this, we would need a plot plan that would show where on the lot the equipment would be as well as a boundary line (to scale) of the lot, the proposed traffic pattern and hours of operation. Rodney made a motion to continue this application until next month. Jeff seconded the motion. All in favor. Yes. The application will be continued until next month’s meeting on March 19, 2020.

Board Discussion: Finalize CIP- Review, and signatures of the planning board members.


Special Exception for an after the fact wetland crossing and wetland buffer encroachment for a driveway. M23, Lot 27.

Report of the Board of Permit: No meeting due to the presidential primary elections.

Chair Tuson took a moment to express thanks to Bob Cole-Vice Chair and Henry Huntington for their service and knowledge as members of the Planning Board as this is their last meeting. The board members gave a round of applause. Two people are running in the upcoming election for these vacancies Katie Phelps and Danielle Bosco.

Adjournment: Motion to adjourn made by Mr. Storrs and seconded by Mr. Miller. All in favor. Yes. Meeting adjourned at 8:18 p.m.

Submitted by,
Karen Hayes
Administrative Assistant