APPROVED

Town of Loudon, New Hampshire
Planning Board Public Meeting Minutes
July 16, 2026

Chair Danielle Bosco called the meeting to order at 7:00 PM.

Attendance:

Chair Danielle Bosco, Vice Chair Stanley Prescott, Alicha Kingsbury, Donna LaClair, Forrest Green, Rodney Phillips, Alternate Stephen Caine

Alternate Jeff Green and Ex-Officio Marc Griffin were not present.

There were no other departments present for the meeting.

Acceptance of Minutes:

June 18, 2026, Work Session Minutes:

Forrest Green made a motion to approve the Work Session Minutes. Vice Chair Stanley Prescott seconded the motion. All in favor, the motion carried. Alicha Kingsbury abstained from voting.

June 18, 2026, Regular Meeting Minutes:

Rodney Phillips made a motion to approve the Regular Meeting Minutes. Forrest Green seconded the motion. All in favor, the motion carried. Alicha Kingsbury abstained from voting.

Discussion:

Reid Lanpher from SR1 was present to discuss Map 50 Lot 18-1. The lot is now being used for RV/camper sales. Rodney Phillips asked what the impermeable coverage was for the lot, and Reid Lanpher was not sure. The previous ground coverage was considered to be permeable, but the asphalt is impermeable. Forrest Green explained that asphalt was viewed as part of the lot coverage in the eyes of the Planning Board and there was a 50% limit for the Town. Reid Lanpher stated that the middle lot is under the 50% coverage. Rodney Phillips explained that the impermeable area covered by the building and the asphalt parking lot could not be greater than 50% of the total lot size. There are 3 lots that comprise the SR1 location – lots 18, 18-1, 18-2.
Chair Danielle Bosco asked the Board what the next steps would be for the business. Forrest Green stated he would like to see a change of use as RVs are not trailers. Reid Lanpher stated that they have previously sold toy haulers and campers on the lot. Vice Chair Stanley Prescott stated that there were hazardous materials, such as fuel, on the site. Shipping/storage containers are also not considered to be trailers so that is different than trailer sales.
Reid Lanpher asked what would be required for moving forward. It was explained that a "change of use" was easier than a full site plan. The applicant would need to define areas and show what improvements have been done to the site since the original approval. Rodney Phillips stated he would like more landscaping to hide the appearance of the shipping containers and other Board members were in agreement.
Forrest Green stated he thought the applicant should have come to the Board prior to the paving to ensure that the drainage was being adequately handled from the site. Reid Lanpher explained that the original groundcover prior to the asphalt was incredibly hardpacked and rainwater did not drain through it. Forrest Green explained certain drainage and stormwater management requirements for

sites. Reid Lanpher discussed the drainage pond improvements that were made in the last few years.
Vice Chair Stanley Prescott reaffirmed the need for a change of use application. Reid Lanpher stated he understood that storage containers were not trailers. He expressed his hope that the Town would be willing to work with him on alleviating some of the engineering requirements due to the excessive cost.
Vice Chair Stanley Prescott asked if Reid Lanpher had discussed the hazardous materials located on the site with the Fire Department. Reid Lanpher stated they do not do any of the mechanical work onsite for RV repairs. He explained they are not doing any work on motors or transmissions.
Forrest Green explained that a change of use would still be required because of the changes made to the site since it was purchased by SR1. All of the pavement added to the site needs to be considered for the percentage of impermeable coverage of the site. The Board would like an answer to the amount of impermeable coverage of the lot. The change of use would not need an engineered plan.
The Board would like Reid Lanpher to provide a change of use application and some type of surveyed plan defining the permeable and impermeable coverage of each lot. The Board requested this within a 90-day period.

Rodney Phillips questioned where the DES issue stood at Map 61 Lot 8. Reid Lanpher explained that the issue was fixed even though it cost him a lot more money than he originally anticipated.

Chair Danielle Bosco asked whether the Board could do a site walk of the property at Map 61 Lot 8 to finalize the as-built submitted. Board members discussed meeting in groups of 2 or 3 to visit the site.

Public Hearings:
None scheduled.

Board Discussion & Correspondence:

Report of the Next ZBA Meeting:
There is no meeting scheduled for July 2026 as there were no applications submitted.

Report of the Board of Permit:
The Board of Permit is scheduled for Tuesday, July 21.

Adjournment
Forrest Green made a motion to adjourn at 7:42 PM. Alicha Kingsbury seconded the motion. All in favor, the motion carried.

Respectfully submitted,
Lindsey Roy, Administrative Assistant