

LOUDON
Town Meeting Minutes for March 10, 2015 First Session and March 14, 2015
Second Session.

Articles 1 – 2 were held by ballot vote on Tuesday, March 10, 2015; the polls were opened at 8:00AM and closed at 7:00PM at Loudon Town Hall on Clough Hill Road by Moderator Michael LaBonte.

Brenda Pearl and Jennifer Leonard being registered voters in the Town of Loudon were called over to check the ballot box to verify it was empty.

The Loudon Officer for the day was Robert Akerstrom.

The Ballot clerks were MaryAnn Steele, Dorothy Mulkhey, Charlene Morin, and Eileen Cummings. The Supervisors of the Checklist were Marge Schoonmaker, Tracy Huckins, and Francine Clave. Town Clerk Wendy Young and Deputy Town Clerk Helen McNeil.

The results are as follows:

Moderator

Vote for not more than one. 2 year term.

Write In: Roger Maxfield 194

Selectmen

Vote for not more than one. 3 year term.

John Storrs 214
Steven Ives 272

Supervisors of Checklist

Vote for not more than one. 1 year term.

Marjorie Schoonmaker 433

Town Clerk

Vote for not more than one. 3 year term.

Wendy L. Young 458

Trustee of the Trust Fund

Vote for not more than one. 3 year term.

Jennifer J. Becker 428

Library Trustee

Vote for not more than one. 3 year term.

Molly Ashland 423

Planning Board

Vote for not more than two. 3 year term.

Henry L. Huntington 343
Thomas E. Dow 412

Zoning Board

Vote for not more than one. 3 year term.

Ned Lizotte 416

ARTICLE 1: To choose all necessary Town Officers for the year ensuing.

ARTICLE 2: Zoning Amendments:

ZONING AMENDMENT 2015-1

Are you in favor of adoption of Amendment 2015-1 proposed by petition for the Loudon Zoning Ordinance as follows:

Add Section 509, Accessory Dwelling Unit to include:

509.1 Purpose: To provide expanded affordable housing opportunities, provide flexibilities in household arrangements and provide for the retention of Loudon’s rural character. Accessory Dwelling Units shall be allowed in Zones RR-Rural Residential, V-Village and AFP-Agricultural Forestry Preservation.

509.2 Requirements:

- A. Only one Accessory Dwelling Unit shall be permitted per Principal Dwelling Unit.
- B. The Accessory Dwelling Unit shall be located within the Principal Dwelling Unit.
- C. The property must be owner-occupied.
- D. The Accessory Dwelling Unit shall not exceed two bedrooms.
- E. The Accessory Dwelling Unit must meet all current Building Codes.
- F. Accessory Dwelling Units must not exceed 40% of the entire unit.
- G. Suitable septic disposal facility shall be provided and conform to all NHDES regulations.
- H. Off street parking shall be provided with at least 2 spaces for Principal Dwelling Unit and 1 space for Accessory Dwelling Unit.
- I. The Accessory Dwelling Unit shall only be permitted on a lot that meets the minimum required lot size (frontage, area, etc.) for a single-family dwelling in the respective district.
- J. A Building Permit must be obtained prior to construction from the Town of Loudon Building Department.

509.3 Limitations:

- A. The Accessory Dwelling Unit shall not be permitted subordinate to a two-family or multi-family dwelling.
- B. The Accessory Dwelling Unit shall not be permitted in Open-Space Conservation subdivisions.
- C. The Accessory Dwelling Unit shall not be segregated in ownership form the principal dwelling unit.

Not recommended by the Loudon Planning Board.

Reason: It is recognized within the town the need for accessory dwelling units. This measure would clear up any gray area and confusion about rental units. It would allow homeowners, code enforcement, and the Town to keep track of the changes, meet life safety standards, and allow for the appropriate tax adjustments and records.

YES 212 NO 234

ZONING AMENDMENT 2015-2

Are you in favor of adoption of Amendment 2015-2 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

Add to S 508 Fire Department Residential Water Supply, Section B Fire Cistern Requirements, 7. Standards: The finished grade of a cistern shall be at existing grade.

Reason: The purpose of the amendment is to clarify standards for the installation of fire cisterns where required.

YES 344 NO 93

ZONING AMENDMENT 2015-3

Are you in favor of adoption of Amendment 2015-3 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

Add to section S 208 Requirements Applicable to all Use Districts,

208.8 Fire Cisterns

Fire cisterns are exempt from the setback requirements of this Ordinance.

Standards: The finished grade of a cistern shall be at existing grade.

Reason: The purpose of the amendment is to clarify standards for the installation of fire cisterns where required.

YES 341 NO 97

Moderator Michael LaBonte opened the second session of Town Meeting at 9:00AM. Colors were presented by Loudon Fire Department, then they led the Pledge of Allegiance.

Moderator then asked for a moment of silence for all Veterans, who are here at home and still away.

Moderator then introduced the Selectmen: Robert Krieger, Dustin Bowles and Steven Ives. Ballot Clerks: Debra Mulkhey, Dorothy Mulkhey, Charlene Morin, and Eileen Cummings.

Supervisors of Checklist: Marge Schoonmaker, Tracy Huckins, and Francine Clave. Town Clerk: Wendy Young.

The Moderator extended gratitude to the Merrimack Valley School District, the Principal Mrs. Masterson, Facility Director Fred Regan, Maintenance Coordinator Chuck Houston and his staff and the Loudon Highway Dept. for preparing and setting up for the meeting.

The Moderator read the rules of the meeting and advised that they are not Robert's Rules. The Moderator then expressed gratitude to Brenda Pearl for the virtual display of the new Town Offices. Then moved to reading the results of Articles 1 and 2, then proceeded to Article 3.

ARTICLE 3: To see if the Town will vote to raise and appropriate the sum of \$26,500 for the purpose of purchasing a mower and trailer and authorize the withdrawal of \$10,500 from the Recreation Facility Maintenance Trust Capital Reserve Fund created for that purpose. The balance of \$16,000 to be raised by taxes and further to appoint the Board of Selectmen as agents to carry said purpose into effect. This will affect the tax rate by approximately \$.03 cents per \$1,000 value (Majority vote required) *The Selectmen recommend this article.*

Moved by: Steve Ives Seconded by: Bob Krieger

Selectmen Ives spoke on the need for the new mower and trailer. He advised that due to an accident which fortunately resulted in no injuries, insurance reimbursement will be of some help in the balance of the monies that need to be raised, therefore an amendment was made stating the amount needed to be raised by taxes should be changed from \$16,000 to \$13,500.

Jack Earle stated that he felt the amount was too expensive for this new mower.

Bill Taranovich spoke to the Town as a resident and the JD dealer that sold the town the mower. He advised the mower was sold to the town below dealer cost.

Roger Maxfield inquired as to the need for the additional trailer.

Selectmen Ives advised that currently when more than one mower is needed the Road crew has to make more than one trip due to the size of current trailer. This trailer will allow them to make one trip, saving time and money.

David Steele asked if the purchase was put out to bid. Selectmen Ives advised it was.

Lisa Laughlin asked to have the question moved and it was seconded.

Moderator re-read Article #3 with amendment of balance to be raised by taxes from \$16,000 to \$13,500.

Hand vote ensued.

Article #3 Passed as read.

ARTICLE 4: To see if the Town will vote to raise and appropriate the sum of \$242,000 for the purpose of grinding, adding gravel and paving 4,665 feet of Love Joy Road and authorize the withdrawal of \$1000,000 from the Roadway Improvement Capital Reserve Fund created for that purpose. The balance of \$142,000 to be raised by taxes and further to appoint the Board of Selectmen as agents to carry said purpose into effect. This will affect the tax rate by approximately \$.27 cents per \$1,000 value. (Majority vote required) *The Selectmen recommend this article.*

Moved by: Dustin Bowles Seconded by: Steve Ives

Selectmen Bowles spoke on the need for this road improvement.

Lisa Laughlin asked where exactly the roadway improvement would begin and end. Selectmen Bowles gave more exact details.

Chris Wittenburg stated he felt that the Village Road was in more immediate need of repair and should be done first. Selectmen Ives advised that Village Road would have some minor repairs such as filling in of some potholes, but until the construction of the new Town Office Building is complete, it would not make sense to re-do it at this time. Peter Pitman a resident of Love Joy Road stated he was grateful that the improvements were going to be done. Selectmen Bowles advised that perhaps the following year improvements can be discussed for Village Road. Moderator seeing no further questions, re-read the Article and a vote ensued.

Article #4 Passed as read.

ARTICLE 5: To see if the Town will vote to raise and appropriate the sum of \$325,000 for the purchase of a used Aerial Ladder Truck and Equipment with said funds to come from the Fire Apparatus Capital Reserve fund and to appoint the Board of Selectmen as agents to carry said purpose into effect. (Majority vote required) *The Selectmen recommend this article.*

Moved by: Bob Krieger

Seconded by: Dustin Bowles

Fire Chief Rick Wright spoke on the need for this Article.

Lisa Laughlin inquired as to the longevity of one of these vehicles. Chief Wright advised they would probably not need a new vehicle for at least 20 years.

Moderator seeing no further questions, re-read the Article and a vote ensued.

Article #5 Passed as read.

Peter Pitman asked that Articles 3,4 and 5 be restricted from reconsideration and it was seconded. Voted on and passed.

ARTICLE 6: Shall the Town of Loudon adopt Chapter 79-F Taxation of Farm Structures and Land Under Farm Structures as written by the State of New Hampshire. This article more clearly defines the wording Qualifying Farm Structures under 79-F:4. *By Petition.*

Moved by: Carole Soule

Seconded by: Cindy Shea

Cindy Shea spoke on the importance of this article and how it will help all the local farmers financially. Carole Soule also added how helpful this would be to all the local farmers.

MaryAnn Steele asked what the results would be to the valuations in our town and what amount of land is needed to qualify as Farm. Cindy Shea stated that she did not know the actual dollar amount, but 10 continuous acres qualifies as Farm.

Peter Pitman not in favor. Earl Tuson wanted confirmation of qualifying Farm structures, then advised he is not in agreement and advised this law was originally intended to help the farmers back when property values were much lower.

Cheryl Bennett Also inquired as to cost of overhead to the town. Selectmen Bowles advised they don't have an answer for that as yet, however, there would be a cost for additional hours and a possible change to the RSA.

Cheryl Bennett reconfirmed this article will save money for the farmers, but cost money for the town, not in favor.

Elgie Goodwin asked for re-confirmation of what type building this would be. Selectmen Bowles advised it is only for accessory buildings.

Preston Lawrence asked the Selectmen their opinions. All Selectmen understand how this would help the farmers, however, it would not necessarily be good for the town, therefore they are against this article.

Moderator seeing no further questions, re-read the Article and a vote ensued.

Article #6 Failed

ARTICLE 7: To see if the Town will approve the following resolution "Resolved that the State of New Hampshire provide a comprehensive meaningful system of funding for State Education needs. To see if the Town will vote to ask our Governor and our State Legislators to reform state funding for education with that reform to be directed to significant reduction of property taxes. The record of the vote approving this article shall be transmitted by written

notice from the Select Board to the Governor and State Legislators informing them of the instructions from their constituents within 30 days of the vote.”

Moved by: Bob Krieger

Seconded by: Dustin Bowles

Selectmen Krieger spoke on the importance of this article. Greatly concerned about the expenses of running the schools, government funding would help greatly with regard to taxes.

Karen Bast questioned whether this would actually make the cost for schools go down.

Selectmen Bowles stated that we are simply looking to get the word out on this and perhaps get the ball rolling.

Moderator seeing no further questions, re-read the article. Vote ensued.

Article #7 Passed as read.

Moderator advised there would be a 10 minute break in order for Selectmen Ives to make a presentation to the 2 children responsible for the drawings on the front and back cover of our Town Report. Several pictures were collected by the Loudon Elementary Schools 5th grade class using the theme “My Life in Loudon”. 2 winners were chosen by the Young at Heart Group. Front cover was drawn by Diego Lizotte and a certificate was presented to him, back cover was drawn by Kristen Therrien and a certificate was presented to her.

Meeting was called back to order by the Moderator.

ARTICLE 8: To see if the Town will vote to raise and appropriate the sum of \$491,500 to be placed in previously established Capital Reserve Funds.

Fire Department Apparatus Capital Reserve Fund \$100,000

Highway Department Capital Reserve fund \$50,000

Bridge Capital Reserve Fund \$30,000

Recreation Facility Maintenance Trust Capital Reserve Fund \$2,000

Library Collection Maintenance Capital Reserve Fund \$7,000

Roadway Improvements Capital Reserve Fund \$100,000

J.O. Cate Memorial Van Capital Reserve Fund \$2,500

Ambulance/Rescue Equipment Capital Reserve Fund \$40,000

Conservation Commission Land Capital Reserve Fund \$30,000

Town Office Building Capital Reserve Fund \$100,000

Self Contained Breathing Apparatus (SCBA) \$30,000

This will affect the tax rate by approximately \$.92 cents per \$1,000 value. (Majority vote required) *The Selectmen recommend this article.*

Moved by: Steve Ives

Seconded by: Bob Krieger

Selectmen Ives spoke on the fact that these funds help to save the town money.

Earl Tuson questioned the Fire Department Apparatus Fund, if we put money in each year, do we need to continue every year?

Fire Chief Wright advised that yes we need to add to it each year, cutting this fund would hurt the town not help.

Joan Cross wished to thank the BOS for maintaining these accounts.

Peter Pitman wondered if we could increase the Roadway Improvement Fund? Selectmen Bowles agreed it would be nice to increase the Roadway Fund but not by cutting the Fire Department Fund.

Trudy Mott-Smith stated it is wise to have established these funds, could someone tell her what type of return we get on them. Selectmen Ives advised he was not sure of the exact figure, but it does truly help the town in the long run.

Lisa Laughlin asked with regard to the new Town Office Building, will there be an elevator? Selectmen Ives confirmed that yes an elevator is part of the plan. Selectmen Krieger complimented Tom Dow on the awesome job of assisting the Board in coming up with the plans for the new Town Office Building.

Moderator seeing no further questions, re-read the article. Vote ensued.

Article #8 Passed as read.

ARTICLE 9: To see if the Town will vote to raise and appropriate the sum of \$60,000 to be placed in previously established Expendable Trust Funds.

Transfer Station Maintenance Expendable Trust Fund \$20,000

Septage Lagoon Expendable Trust Fund \$10,000

Highway Equipment Expendable Trust Fund \$30,000

This will affect the tax rate by approximately \$.11 cents per \$1,000 value. (Majority vote required) *The Selectmen recommend this article.*

Moved by: Dustin Bowles

Seconded by: Steve Ives

Selectmen Bowles spoke on the need for this article.

Moderator seeing no questions, re-read the article. Vote ensued.

Article #9 Passed as read.

ARTICLE 10: To see if the Town will vote to raise and appropriate the sum of \$4,167,034 to defray Town charges for the ensuing year and make appropriates to the same. This article does not include any of the previous warrant articles. (Majority vote required).

Moved by: Bob Krieger

Seconded by: Dustin Bowles

MaryAnn Steele asked for an explanation of the change in salary to Selectmen's office staff, specifically someone going from full time status to having hours cut and going to part-time.

Selectmen Ives addressed the question and advised that the BOS felt the position of office assistant was not needed as full time also felt it was financially beneficial to the town to amend the position. It was further explained that they made the decision to move the Planning & Zoning secretary over to assist the Police Department Compliance office on a part-time basis.

Peter Pitman asked why they would reduce one persons salary and cut their benefits and give them to someone else.

Selectmen Ives advised that this was not the case, the full-time position of Planning & Zoning secretary was simply amended to part-time and added additional part-time position at the PD, which simply continued her as a full-time position.

Lisa Laughlin advised that there should be an amendment made to put this person back to full time and amend the line items covering this person wages and benefits, this was seconded by Peter Pitman.

Moderator advised he would need such an amendment in writing with at least 2 Loudon resident signatures on it. Lisa Laughlin said she would do that.

An amendment was written up, signed by 3 residents and read by the Moderator as follows: We the undersigned request that the Selectmen amend the budget by the money necessary to maintain the full time office staff, including budget line item 01-41301-110-150 Selectmen Office Wages be increased by \$35,000 to a new total of \$77,000 and line item 01-41969-200-210 Town Health & Dental Insurance increased by \$12,000. Moderator then opened the floor for questions.

Preston Lawrence asked if the person whose job is in question would speak. Peter Pitman advised that he was asked to speak for the person and he advised that this person would like to keep their full-time position and benefits.

Steve Jakubowski stated that the amendment was not extremely clear and they are asking for monies to be acquired without much explanation.

Lisa Laughlin stated that though the amendment submitted is not as clear as it should be, she is trusting the BOS to put the monies where they are needed to take care of the full-time office staff.

Moderator seeing no further questions had amendment put to a vote. Yes 94 No 48 Amendment Passed.

Darrell Schlichting advised that since the above amendment has now passed, there is an additional amount still existing in line item 01-41301-100-120. Moderator advised once again an amendment must be submitted in writing with at least 2 Loudon residents signatures.

A second amendment was created which was read: To amend line item 01-41301-100-120, Selectmen – PT Office Help from \$20,000 to \$1500, signed by 3 residents. Second amendment was read by the Moderator, a vote ensued. Second amendment to Article 10 Passed.

Steve Jakubowski requested that this question be moved and was seconded.

Moderator re-read Article 10, vote ensued.

Article #10 Passed with 2 amendments

MaryAnn Steele asked that Article 10 be restricted from reconsideration and seconded. Voted on and passed.

ARTICLE 11: To transact any other business that may legally come before said meeting.

Steve Jackson spoke on the lack of residents showing up to vote at School Board Meetings. The affect of the School Budget on our Property Taxes is extremely high, without our residents showing up to vote against some of these increases that are requested, it's going to get worse. Please come to the School Board Meetings and vote.

Lisa Laughlin also stated her disappointment in the lack of attendance at the School Board Meeting. Also wanted to state that the BOS should be above board and not attack other departments, such as the School Board.

Elgie Goodwin also stated more participation at the School Board meetings would be great.

George Saunderson wanted to mention that he and Senator Howard Moffett will be at the Loudon Library on March 28th from 10am – 12pm and available to answer questions.

Barbara Cameron spoke on the importance and need for volunteers with regard to the J.O. Cate Van. Volunteers are needed to answer phones, do bookkeeping, make schedules, etc. Any help will be greatly appreciated.

Selectmen Ives added that the J.O. Cate Van is a wonderful thing that is offered to the people of our Town and the Town does not pay for anything. It's awesome!

Carole Soule and Cindy Shea spoke on the Agricultural Commission and what's available to Farmers or anyone interested in learning more about the farming industry. Anyone interested in getting involved, please feel free to contact them.

Jeff Leonard asked the BOS if they could tell him how much the bill per month is to the School Board. Selectmen Ives stated it was approximately \$600 per month. Jeff Leonard asked if it wouldn't be better for Loudon to have their own High School. Selectmen Ives advised that this had already been discussed years earlier and was voted down.

Joan Frost wished extend her gratitude to the Road crews for doing a great job keeping our roads clear this winter.

Steve Jackson extended a thank you to Moderator Michael LaBonte for his services as Moderator to the Town of Loudon for the past several years and he will be missed.

Steve Jakubowski wished to state that the best solution to the School Budget is show up to the meetings and vote.

David Steele mentioned that technology is now available to have Video Conferencing for the School Board Meeting, perhaps this is something the town should consider.

Steve Jakubowski made a motion to have this meeting adjourned and was seconded.

Seeing no further questions, Moderator asked for a vote to close the meeting.

Voted on and approved. Meeting adjourned at 11:33am.

Respectfully submitted,

Wendy L. Young
Loudon Town Clerk