

**TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE**

**PLANNING BOARD MINUTES
OF DECEMBER 5, 2007**

GROWTH MANAGEMENT ORDINANCE PRESENTATION

In attendance were the following:

- Planning Board members: Bob Ordway, Tom Dow, Stan Prescott, Tom Moore, and Steve Jackson
- Selectmen: Steve Ives and Dustin Bowles
- Zoning Board members: Dave Powelson, Roy Merrill, Jim Venne, George Saunderson, and Ned Lizotte

Gerald Coogan began the presentation at 6:00 p.m. with an overview of the history of the Growth Management Ordinance, noting that the ordinance is meant to be constantly re-evaluated. Mr. Coogan said that his findings indicate that the current limit of 2% cannot be justified. He said that most town services are sufficient for the town's needs with the exception of the town office and roads. Mr. Coogan said that his recommendation would be to go to 3% growth limitation, saying that the town wants to have some assurance of no spikes in growth. His recommendation would be to review the ordinance every two years. Mr. Coogan said that he feels that 3% is legally defensible.

Mr. Coogan addressed questions from the last meeting. He reported that any building permits that are turned in are assigned to the next person on the waiting list. His recommendation to keep the ordinance in place is based on other towns around Loudon having similar ordinances. He said if this ordinance is lifted it could mean an unfair spike in growth for the town. Mr. Coogan said he would suggest re-adopting the ordinance in 2008 through April 2010 and reviewing the information at that time.

Bob Ordway said that he would be in favor of the 3% recommendation. He said that the Planning Board had recommended that it be reduced from 4% to 3% a few years ago and then the next year a citizens' petition reduced it to the current 2%. He noted that the Planning Board was against the 2% but it got voted in anyway. Mr. Ordway said that he feels it would be prudent to go with the advice of Mr. Coogan.

There was extensive discussion of what the surrounding towns have for limits and waiting lists, options for percentages and how to write and present a revised ordinance, the carry-over option which would eliminate the need for building permit extensions, and about the exclusion of elderly housing in the calculations. Several in attendance felt that 2 1/2% would be defensible given the findings. In the end it was suggested, with the majority in favor, that Mr. Coogan put something together with a 2 1/2% limit, reviewing the ordinance every two years, and a cap of 25% carry-overs with the carry-over permits lapsing if not used in the following year. Bob Ordway, Dave Powelson, and Steve Jackson were in favor of the 3% recommendation of Mr. Coogan.

The next meeting will be scheduled dependent on meeting room availability. All will be notified.

Planning Board Chairman Tom Dow asked Board members to be considering some dates for zoning workshops. He said that any suggested amendments should be put in writing and brought to the workshops for presentation and discussion.

The work session adjourned at 8:00 p.m.

Respectfully submitted,

Donna White
Administrative Assistant