

TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF
OCTOBER 25, 2007
REGULAR HEARING

Chairman Dave Powelson called the Loudon Zoning Board of Adjustment meeting of October 25, 2007 to order at 7:00 P.M. at the Loudon Community Building.

ROLL CALL:

The following members were present: Howard Pearl, Roy Merrill, Chairman Dave Powelson, Vice Chairman Ned Lizotte, George Saunderson, and Alternate Jonathan Huntington.

I. ACCEPTANCE OF MINUTES:

Jonathan Huntington made a motion to approve the minutes of September 27, 2007; seconded by George Saunderson. All were in favor.

II. DISCUSSION:

Wayne Thistle – Building Permit Extensions Mr. Thistle said that he would like to extend permit #07-001 and #07-003 to 2008 based on reasons outlined in his letter to the Board. Dave Powelson said he was not sure of the Board's opinion but it seems like a fairly reasonable request with the road issues that occurred as a result of flooding. Ned Lizotte stated that he has driven on the temporary access road to this section of Cross Brook and feels that showing properties via that access certainly would have an adverse affect on selling the lots. He said that this seems to be a reasonable request. George Saunderson asked if Mr. Thistle was asking for one year. Mr. Thistle said that he would hope to be able to start work on the lots in the spring of 2008. Mr. Saunderson asked if six months would work. Mr. Thistle said he would like to extend into the summer. Roy Merrill said he had no problem with the request. Howard Pearl said that he would agree. There was no further discussion.

Roy Merrill made a motion to extend building permit #07-001 and building permit #07-003 through July 31, 2008; seconded by Howard Pearl. All were in favor.

Anthony Greska – Building Permit Extension Chairman Powelson noted that the Board voted to extend building permit #06-009 a year ago through the end of 2007. Mr. Greska explained that he has been physically and financially unable to continue work on his property as the result of an auto accident in late 2005. He said that he would like to have the permit extended for another year. He explained that he is currently working part time. Mr. Greska said that there is an ongoing lawsuit as a result of the accident and that he expects an offer around the first of the year but it could go longer. He said that he needs to be in a better financial situation before continuing work on his property and that he expected to have this resolved by now. *Ned Lizotte made a motion to grant the extension of building permit #06-009 for one year.* He said that giving the extension would be reasonable to do in this case. Mr. Lizotte considered the timeframe that Mr. Greska has had to work with, waiting five months for a response from the insurance company for example. There was brief discussion of the anticipated timeframe for the settlement. *Roy Merrill seconded the motion. All were in favor.*

III. PUBLIC HEARINGS:

Case # 07-16, Pete & Heidi Hanson – Special Exception for Reduced Setback, Map 53, Lot 33. The applicants were not present. Ned Lizotte stated that a few of the Board members did a site visit of this property. He said that the applicants were not sure of the garage size at that time and he recalled that there was a utility question but that should not affect the setback. Chairman Powelson read through the points of the application for a special exception for a reduced side setback to 15'. Jonathan Huntington said that he did not feel that this application should be considered if the applicant did not attend. There was discussion about whether an applicant has to be present for a hearing, the application, and the site visit. Chairman Powelson closed the hearing; to be brought up under Unfinished Business.

IV. UNFINISHED BUSINESS:

Case # 07-16, Pete & Heidi Hanson – Special Exception for Reduced Setback, Map 53, Lot 33. **Howard Pearl made a motion to approve the reduction of the side setback from 30' to 15'; seconded by Ned Lizotte.** Heidi Hanson then arrived. She said that she thought the meeting was at 7:30 p.m., not realizing that the time of the meetings had been changed as of this date. Mrs. Hanson read a letter from abutters Chris and Becky Haley who are in agreement with the proposal. The Board had no further questions for Mrs. Hanson. **A roll vote was taken: Howard Pearl – Yes; Roy Merrill – Yes; Dave Powelson – Yes; Ned Lizotte – Yes; George Saunderson – Yes. Unanimous - APPROVED**

V. BOARD DISCUSSION:

Jim Venne was present to discuss his interest in becoming an alternate to the Board. There was discussion of the duties of the Board and an alternate. **Roy Merrill made a motion to accept Jim Venne as an alternate member of the Zoning Board; seconded by Howard Pearl. All were in favor.** The chairman will complete the appointment paperwork and Mr. Venne was advised to see the town clerk to be sworn in.

Chairman Powelson reminded Board members that next month's meeting would be November 29th because Thanksgiving falls on the usual meeting night.

There was brief discussion of building permit extensions and the growth management study currently being conducted by Jerry Coogan.

George Saunderson asked if Section 602.2 of the Zoning Ordinance would apply to a recent inquiry about a non-conforming use. There was brief discussion and mixed responses from Board members.

VI. ADJOURNMENT:

Howard Pearl made a motion to adjourn the meeting at 8:05 p.m., seconded by George Saunderson. All were in favor.

Respectfully submitted,

Donna White, Administrative Assistant