

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE

PLANNING BOARD MINUTES
OF DECEMBER 18, 2008

2009 ZONING ORDINANCE WORKSHOP

Meeting called to order at 5:30 p.m. by Chairman Tom Dow.

Attendance:

Planning Board – Chairman Tom Dow, Tom Moore, Gary Tasker, Henry Huntington, Steve Jackson, Ex-Officio Dustin Bowles, Alternates Bob Ordway and Jeff Green

Zoning Board – Chairman Dave Powelson, Vice Chairman Ned Lizotte, Roy Merrill, George Saunderson, and Alternates Jim Venne

Small Wind Energy Sub-Committee - Earl Tuson

Discussions:

Small Wind Energy Systems (SWES) – The town attorney was contacted about the proposed ordinance with the systems being permitted by special exception. Mr. Mayer said that the proposed ordinance was acceptable as presented. He recommended that the applicant go to the building inspector first and then to the ZBA for the special exception. Many board members had concerns about the order of applications and would rather have the ZBA first in the process. Mr. Mayer will be asked if the boards can legally require that the special exception be addressed first. It was noted that the code enforcement officer uses the International Building Code which is the same as what the state goes by. Donna presented a question that was posed to her by Howard Pearl. Mr. Pearl had been asked by a resident if one tower could be put up to service multiple side by side homes. Donna has requested comment from OEP about this and the previous question of multiple towers on one property.

Steep Slopes – Dave Powelson addressed the proposed change to Section 302.2 with regard to the current ordinance limitations. There was discussion about the current area limitations being relative to driveways and this proposed change being more for consideration of buildable area. Roy Merrill said that the ordinance used to be at 25% slopes with no area restrictions. Steve Jackson said if the slope was 30% but less than 25,000 sf the ordinance would not apply. Jeff Green said that the intent was to allow the occasional knoll on a property to be counted as buildable area rather than disqualify the entire parcel as buildable. Ned Lizotte stated that they needed something to give definition to such situations. Steve Jackson said that this addresses the contiguous buildable area rule. Dave Powelson said if 25,000 sf is to be used then there would be no point in allowing 2000 sf for driveways or 10,000 sf needing a special exception. Roy Merrill said that the driveway sections could be kept as currently written. It was agreed that the proposed amendment would be presented as written.

Signs – Steve Jackson submitted recommended changes/additions to the definitions of signs relative to changeable copy, animation, and flashing. He spoke about the research he has done with different sign companies and various sign ordinances. Mr. Jackson talked about maximum illumination at different times of the day, saying that he addressed the brightness in the definitions. There was discussion about how to determine sign brightness. It was suggested that someone see what the track sign is putting out for nits (illumination measurement).

Non-conforming Lots of Record – Bob Ordway submitted the proposed amendment with a couple of minor changes for clarification. Jeff Green asked what Mr. Ordway meant by unobstructed width. Mr. Ordway said a clear width of 50 feet would be required, with no structures, walls, or other obstructions. Tom Moore said that he did not feel that the word ‘unobstructed’ really needed to be included. Roy Merrill said that he did not think so at first but feels it is alright to include it in order to prevent creativity. It was agreed that the proposed amendment would be presented as written.

Jeff Green noted that driveways cannot be done in side setbacks and recommended looking at allowing less side setbacks for driveways. There was brief discussion about being able to put a driveway in a 50 foot access. Dave Powelson pointed out that it could be allowed by special exception.

Reduced Setbacks in the C/R District – It was agreed to allow reduced setbacks in the C/R District as a housekeeping measure.

Workforce Housing – Due to recent legislation the Town needs to review their Ordinance for compliance with workforce housing requirements. Donna will contact Central NH Regional Planning for assistance in determining where the Town stands with its current Ordinance and for direction.

Recreational Trail Systems - Tom Dow stated that Tom Moore handed out regulations relative to recreational trail systems from the Town of Bow at a previous workshop. They would like to put the subject at the top of the list for next year’s workshops. He said he feels it is a good thing but there is not enough time to give it thorough consideration this year. It was agreed that the town will not be seeing much subdividing in the coming year.

Change of District – George Saunderson stated that he and Stan Prescott had considered a proposal to change the designation of the area of Lovejoy Road/Old Shaker Road/Concord line/Canterbury line from RR to AFP. He said that Mr. Prescott had contacted Mr. Bly, the owner of the largest parcels that would be affected, but he had not heard back from Mr. Prescott about Mr. Bly’s thoughts on the proposal. Mr. Saunderson said he thought that the proposal would probably be put on hold for this year.

Adjournment:

The work session ended at 7:00 p.m.

Respectfully submitted,

Donna White

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