

**APPROVED**

**TOWN OF LOUDON  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF APRIL 22, 2010**

Chairman Dave Powelson called the meeting to order at 7:00 p.m.

**ROLL CALL**

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

**ACCEPTANCE OF MINUTES**

Regular Hearing – **Ned Lizotte made a motion to approve the minutes of March 25, 2010 as presented; seconded by George Saunderson. All were in favor.**

**PUBLIC HEARINGS**

Z10-04, Peter Johnson – Special Exception for Automotive Uses, Map 1, Lot 58, Units 7 and 8. Peter Johnson and Dan Johnson were present. No abutters were present.

Chairman Powelson noted that the Board members received copies of the applicant's amended application with clarification on points covered last month. A letter was also received from Firefighter John Reese with clarification on the approved use of the units and fire department inspection process. Howard Pearl and Roy Merrill stated that they spoke with Firefighter Reese as well.

Chairman Powelson read through the points of the application with the applicant. Dan Johnson, cousin of the applicant, will be doing automotive service at this location. He said they will be recycling waste oil, anti-freeze, and oil filters with Clean Harbors. George Saunderson asked the hours of operation. Dan Johnson said that he would operate Monday through Friday, 8 am to 5 pm. Mr. Saunderson asked if there would be any weekend hours. Mr. Johnson said there would not at this time. Howard Pearl said there is no residential concern there so he is not sure that the hours matter. Roy Merrill said he did not see any problems with the hours, noting that Z-1 is right there and has extended hours. Mr. Pearl said that limited hours do not really apply in this situation. Mr. Merrill said that the application looks better this time and clarifies some questions that he raised at the last meeting.

**Ned Lizotte made a motion to accept the proposal as presented; seconded by Roy Merrill.** Howard Pearl said that the applicant did a great job addressing the Board's concerns. **A roll vote was taken: Howard Pearl – Yes; Roy Merrill – Yes; Dave Powelson – Yes; Ned Lizotte – Yes; George Saunderson – Yes Unanimous – PASSED**

## **BOARD DISCUSSION**

Alternates - Chairman Powelson informed the group that there were two potential candidates for alternate members, Jonathan Huntington and Earl Tuson. He explained that Jon Huntington's term expired at the end of March. Mr. Powelson said that Mr. Huntington is away most of the winter each year and Mr. Tuson is busy during the summer and fall with his farm; therefore it might work out well that they both serve as alternates. Howard Pearl said that Earl would make a good addition to the Board, noting that he has worked on projects with the Planning and Zoning Boards. George Saunderson said he felt Earl would be a good addition and this would give him the opportunity to serve with no long term commitment to see how it works with his schedule. There was brief discussion about the number of alternates allowed and the experience that each candidate brings to the Board. **Howard Pearl moved to appoint Earl Tuson and Jonathan Huntington as alternate members to the Zoning Board; seconded by Ned Lizotte. All were in favor.** Appointment papers will be signed and Mr. Tuson and Mr. Huntington are to see the town clerk to be sworn in.

Huckleberry Heating Oils – Chairman Powelson informed the Board of a letter received from the Huckins' attorney with regard to the site development on Chichester Road. There was brief discussion of the most recent changes with regard to the fire department's request for a cistern.

## **ADJOURNMENT**

Ned Lizotte made a motion to adjourn the meeting at 7:17 p.m.; seconded by Howard Pearl. All were in favor.

Respectfully submitted,

Donna White  
Administrative Assistant