

**APPROVED**

**TOWN OF LOUDON  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF AUGUST 26, 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, George Saunderson, Howard Pearl, and Alternates Jim Venne and Jonathan Huntington

**ACCEPTANCE OF MINUTES**

**Regular Hearing – Ned Lizotte made a motion to approve the minutes of July 22, 2010 as presented; seconded by Roy Merrill. All were in favor.**

**DISCUSSION**

Beth Mulleavey of 688 Route 129 spoke with the Board about doing a pre-school in her home. She explained that they put an addition on their home three years ago and have not used it so she has decided to open a pre-school in that space. The school would operate from Labor Day to the first week of June and would follow MVSD vacation weeks. She said she could have up to fifteen students if she had an assistant but she has told the State that she only wants eight students. There would be an enclosed playground and there would be two 2 ½ hour sessions each day. Dave Powelson noted that a school is a permitted use in that district but he thinks that this would count as a home occupation. Mrs. Mulleavey said she spoke with the fire department and found she would be better to go with a home occupation with regard to codes. Firefighter John Reese has visited her property and told her what they will be looking for. She asked what this Board would want to see in her application package. Ned Lizotte suggested doing a site visit prior to the next meeting. He asked what the students' ages would be. Mrs. Mulleavey said she would have three and four year olds. The chairman said that the Board would look to the fire department for life safety issues. Roy Merrill recommended that Mrs. Mulleavey get a letter from the fire department prior to next month's meeting in order to expedite the process. Mrs. Mulleavey said she would be licensed through the State as a pre-school and as such would be limited to a maximum of five hours per day. She said she would have very specific days, hours, and age groups. George Saunderson asked about the cars coming and going and if there was ample room in the driveway. Mrs. Mulleavey explained the driveway and parking situation. Mr. Saunderson asked about doing a site walk on August 31<sup>st</sup>. Jon Huntington asked what the benefit of a site walk would be if the fire department and State has to approve her project. Roy Merrill said it would give the Board an idea of the location and answer any questions they might have. The site walk was scheduled for August 31<sup>st</sup> at 5:30 p.m.

## PUBLIC HEARINGS

Z10-09, Renate Beaudoin – Special Exception for Reduced Front Setback, Map 59, Lot 2, Shaker Road. There were no abutters present. Mrs. Beaudoin explained that she wants to build a one story, 20' x 26' garage. It was explained that this property is on the right just before the Canterbury town line. Mrs. Beaudoin stated that she wants the garage in order to keep her vehicle under cover and for storage. She pointed out that it would be 11' off the edge of the right-of-way. George Saunderson asked why the garage couldn't be moved back further. Mrs. Beaudoin showed pictures of the yard, pointing out a stone wall, slope, and leach field area. Dave Powelson noted that Shaker Road has a very wide right-of-way. He went through the points of the application with the applicant.

George Saunderson asked if there would be electricity and water in the garage. Mrs. Beaudoin said there would be electricity only, adding that this would be just a basic garage. Chairman Powelson stated that the request is to reduce the front setback from 50' to 11' which is more of a reduction than is usually given but there is an unusually wide right-of-way in this case. The members discussed what was shown in the pictures and the applicant's drawing. Howard Pearl said that the pictures were quite helpful and showed this as a very reasonable location for the garage based on the wide right-of-way, tree line, and septic location. Jon Huntington asked if there were other buildings in the area this close to the road. Mrs. Beaudoin explained the location and spoke about other buildings. Dave Powelson stated that he went by this property earlier in the day and could see mailboxes and driveways but most of the area houses are all set back because of the right-of-way. Ned Lizotte noted that there is a thick tree line along there based on the pictures shown.

Hearing no further questions from the Board, the chairman closed the hearing to the public and opened it to the Board only. **Ned Lizotte made a motion to approve the special exception for a reduced front setback from 50' to 11'; seconded by Howard Pearl. A roll vote was taken: Howard Pearl – Yes; Roy Merrill – Yes; Dave Powelson – Yes; Ned Lizotte – Yes; George Saunderson – Yes. Unanimous – PASSED**

## ADJOURNMENT

Jon Huntington made a motion to adjourn the meeting at 7:30 p.m.; seconded by Ned Lizotte. All were in favor.

Submitted by,

Donna White  
Administrative Assistant