

APPROVED

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF JULY 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, and Alternates Jim Venne and Jonathan Huntington

Jim Venne was appointed to sit as a voting member in the absence of Howard Pearl and Jon Huntington was appointed to sit as a voting member in the absence of George Saunderson.

Scout Hunter Blake was present to observe how a public meeting is conducted as part of two merit badges that he is working on.

ACCEPTANCE OF MINUTES

Regular Hearing – Ned Lizotte made a motion to approve the minutes of June 24, 2010 as presented; seconded by Jim Venne. All were in favor.

Site Visit – Ned Lizotte made a motion to approve the minutes of the site visit of June 28, 2010; seconded by Roy Merrill. All were in favor.

PUBLIC HEARINGS

Z10-07, N H Motor Speedway – Special Exception for Campground/Camping Park, Map 51, Lot 18, Gues Meadow Road

Z10-08, N H Motor Speedway – Variance for Campground Criteria, Map 51, Lot 18, Gues Meadow Road

Mark Sargent of Richard Bartlett and Associates represented the applicants. John Zudell and Tom Blanchette were present for NHMS. Abutter James Staples was also present.

Mr. Sargent explained that they made some minor changes to the intersection radius at the fire department's request. He also informed the Board that NHMS representatives have met with Mr. Staples, resulting in extending the berm and erecting a fence 50' from the corner to Mr. Staples' corner. John Zudell explained that he met with Mr. Staples earlier in the day. He said the 8' fence had been shown to be shorter but they have agreed to extend it to the full length of the property line, approximately 465'. Mr. Staples stated that he is satisfied with the fence. He said it keeps the visibility down from property to property. Mr. Staples said the fence will be near the wall and if anyone was to walk to the end of the fence they would not be able to see his house which is how he wants it. He said he would like to see the berm and fence as stipulations and he would have no further comments on the project.

Roy Merrill said that the details seem to be pretty well covered between the last meeting, the site walk, and the meetings with the abutter. Jon Huntington said as long as the abutter is satisfied the rest seems pretty well cut and dry. Mr. Staples asked what would happen if the fence was not put up. Mr. Merrill said that NHMS would need an operational approval from Bob Fiske and that would not be issued if the plan requirements were not met.

Hearing no further discussion, Chairman Powelson closed the hearing to the public. He went through the special exception application points. Jim Venne asked if there would be one person to be the leader who would oversee the campground if there were any problems. Tom Blanchette explained that John Zudell lives across the street. Mr. Blanchette also said that he will be living in the campground, as will other supervisors, so he would not anticipate any problems.

Jim Venne moved to grant the special exception, application #Z10-07, with the stipulation that the berm and fence that appear on the plans be constructed per the drawing, with the fence to be maintained; seconded by Ned Lizotte. A roll vote was taken: Jim Venne – yes; Roy Merrill – yes; Dave Powelson – yes; Ned Lizotte – yes; Jonathan Huntington – yes. Unanimous – PASSED

Chairman Powelson went through the points of the variance application. All members agreed to all five points. Jon Huntington said that there had been discussion at the last meeting about limiting the timeframe of the season. It was agreed that the campground season would be the same as the April 1st to October 31st NHMS season. Dave Powelson spoke about seasonal agricultural workers being permitted in this zone and how this use seems fairly similar.

Ned Lizotte made a motion to grant the variance, application #Z10-08, as presented; seconded by Jonathan Huntington. A roll vote was taken: Jim Venne – yes; Roy Merrill – yes; Dave Powelson – yes; Ned Lizotte – yes; Jonathan Huntington – 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