

APPROVED

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF OCTOBER 28, 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 Earl Tuson

ACCEPTANCE OF MINUTES

Regular Hearing – George Saunderson made a motion to approve the minutes of September 23, 2010 as presented; seconded by Jim Venne. All were in favor.

DISCUSSION

Rodney Phillips – Faith Community Church – Mr. Phillips introduced Associate Pastor Josh Owen. An as-built plan that was done last month by Web Stout was handed out to the Board members for review. Mr. Phillips reminded the Board that he talked with them in March about doing something across the street at the parsonage. He explained that they had the lot surveyed and found that the lot would not support a septic, well, and the remodeled garage for their Sunday school classes due to some wet areas. Mr. Phillips said that they are now considering putting an addition on the church. This would eliminate having people crossing the road and there would be no impact on the residential property. Mr. Phillips explained that they would be adding more Sunday school space and would not affect the sanctuary. The occupancy load and parking are based on the sanctuary size. He said the plan would be for a 36' x 40', two-story addition.

Mr. Phillips said that they will need help with two things. Because the property is in the C/I District they have 100' setbacks. Mr. Phillips said they would be 67' from the addition to the road. He also pointed out that the regulations allow 50% impermeable area. He noted that the pavement got laid out a little bigger than shown on 2004 plans so the as-built shows the impermeable area at 52.05%. They would be at 55.18% with the addition. There was discussion about setbacks, this corner lot in the C/I District being 100' setback on three sides, and 60' setback on C/I lot that abuts a residential lot. It was agreed that a variance would be the way to address the impermeable area. Mr. Phillips said they will talk with abutters, do a little more planning, and come back to the Board with applications.

PUBLIC HEARINGS

Z10-11, New Hampshire Motor Speedway – Variance for Height of Scoreboard, Map 61, Lot 5, Route 106. There were no abutters present. Tom Blanchette was present on behalf of NHMS until the later arrival of John Zudell. Mr. Blanchette explained that the plan is to replace the existing 85' high scoreboard that Bob Bahre bought used long ago. The sign only has room for seven positions and uses incandescent bulbs. Mr. Blanchette stated that NHMS is in an engineering and purchase deal with Panasonic for the new scoreboard that has LCD screens and large LED TV screens on top. This would be used for large events only, not year-round. Mr. Blanchette said that the new structure would be no more visible beyond the track than the existing scoreboard and it would provide better customer service and more positive fan events. The scoreboard could show up to

forty-three positions plus have the TV screens for replays and other highlights. This type of scoreboard is also used at Homestead Miami and Richmond, VA. Mr. Blanchette said that there are some safety concerns with the existing board, explaining that they had to fence it off at the last race due to some pieces falling off. Mr. Blanchette said that NHMS currently rents three TV trucks for the major races.

Roy Merrill asked if the TV screens are taken down for storage. Mr. Blanchette said that they are taken down because of winds, storms, and other weather-related issues. He explained that it is a one to two day crane operation. George Saunderson asked about the height of the scoreboard. Mr. Blanchette said that it would be no higher than the existing grandstands. He reported that Mark Sargent of Richard Bartlett & Associates did some GPS points for visibility references. The sign would be three-sided and is expandable if desired.

Chairman Powelson and Mr. Blanchette went through the points of the application. Mr. Powelson read from the ZBA handbook with regard to the hardship section of the application. Roy Merrill said that the area is obviously a special property since it is used specifically for racing and is zoned C/R. Howard Pearl said they are not creating a hardship for any other property by changing a sign inside the track.

John Zudell arrived at this point in the hearing. He presented the Board with an overhead picture of the entire track. He explained that the new scoreboard would be in the 80'-85' height range and they would be moving the scoreboard a little to the northwest of the location of the existing scoreboard. Mr. Zudell said they should have the engineered drawings from Panasonic within the next two weeks and would then be going to the Planning Board for site review. Dave Powelson stated that the scoreboard would be lower than the press boxes and grandstands. Mr. Zudell said that was correct.

The chairman closed the hearing to the public and opened it to the Board only for discussion and a decision. **Howard Pearl made a motion to approve the application for a variance for a height of up to, and not to exceed, 85'; seconded by George Saunderson. A roll vote was taken: George Saunderson - Yes; Ned Lizotte – Yes; Dave Powelson – Yes; Roy Merrill – Yes; Howard Pearl – Yes. Unanimous – PASSED** Both alternates were also in favor of the approval.

BOARD DISCUSSION

Chairman Powelson asked if anyone had any items to be addressed for zoning amendments. Earl Tuson spoke on behalf of the Agricultural Committee and gave some examples of changes that have been brought up by that committee. Those examples included the time limit for seasonal workers to reside at their place of work, steep slope section not including grazing, changing silo to grain bin, off street parking & loading and signs for farms, and building permit structure size limit. Howard Pearl said that the ordinance is talking about disturbing soil and grazing would not do that. There was brief discussion on some of the items. Roy Merrill said that he would like to see the 100' setback on commercial properties brought down to something more like 60'. There was discussion of different scenarios and proposed reductions.

ADJOURNMENT

Roy Merrill made a motion to adjourn the meeting at 8:00 p.m.; seconded by Howard Pearl. All were in favor.

Submitted by,

Donna White, Administrative Assistant