

APPROVED

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF SEPTEMBER 23, 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, Earl Tuson and Jonathan Huntington

ACCEPTANCE OF MINUTES

Regular Hearing – **Howard Pearl made a motion to approve the minutes of August 26, 2010 as presented; seconded by George Saunderson. All were in favor.**

Site Visit – **Roy Merrill made a motion to approve the minutes of the site visit of August 31, 2010 as presented; seconded by George Saunderson. All were in favor.**

PUBLIC HEARINGS

Z10-10, Beth Mulleavey – Special Exception for Major Home Occupation, Map 23, Lot 30, Route 129. Abutter Tim Moser was present. Mrs. Mulleavey explained that she is seeking a special exception for a major home occupation of a preschool for up to six children.

Chairman Powelson had Mrs. Mulleavey go through the points of the application. Mrs. Mulleavey stated that the hours of operation would be from 9:00 am to 3:30 pm. She read from a sheet of additional details in response to question #3 of the application (part of application file).

Mr. Moser asked if the proposed size and enrollment would be as big as Mrs. Mulleavey intends to make the business and if the town would hold it to that. The chairman explained the Zoning Ordinance with regard to limits of such businesses. Mrs. Mulleavey said she would have to come back to the Board if she wanted to go for more. She explained that the State would allow more students for the size of the room she will be using but the town regulations limit her to six students without additional consideration. Mr. Moser asked if the play area will be fenced. Mrs. Mulleavey explained that they will be putting up a fence but have not yet determined what type. Mr. Moser asked if approval of this request would change the zoning of other properties in the area. He was told that it would not have any impact on the zoning.

Chairman Powelson read a letter in favor of the application from abutter Pat Chagnon. Roy Merrill stated that the Board went over the proposal last month in discussion with Mrs. Mulleavey and at the site walk; he feels it is pretty self-explanatory. Chairman Powelson read a letter from Firefighter John Reese stating that he has met with

the applicant and she has been made aware of all that will be required of her by the fire department.

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

DISCUSSION

NHMS – John Zudell spoke with the Board about replacing the scoreboard at the track. He presented an artist’s rendition of the proposed sign and talked of the differences between what is currently there and what is being proposed. He said they would like to have the sign in by next May and he will come back in next month with an application. Dave Powelson asked if this would be inside or outside of the track. Mr. Zudell explained that it would be inside, replacing the existing scoreboard. He gave the details of the proposed sign. There was discussion of the height of the current scoreboard and that of the proposed, which is still to be finalized. It was agreed that a variance would be required.

Hazard Mitigation Plan- The chairman showed a draft copy of the updated plan to the Board. A letter of support accompanied the plan; the chairman will review the plan and sign the letter as the ZBA representative.

ADJOURNMENT

Jon Huntington made a motion to adjourn the meeting at 7:40 p.m.; seconded by Ned Lizotte. All were in favor.

Submitted by,

Donna White
Administrative Assistant