

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF MAY 26, 2011**

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 – **Jon Huntington made a motion to accept the minutes of April 28, 2011 as presented; seconded by Ned Lizotte. All were in favor.**

DISCUSSION

Building Permit Extension – Russell Stratton – Mr. Stratton explained that he applied for a building permit last year for new construction on Batchelder Road. He said while waiting for the road agent to respond he and his wife decided not to build. Mr. Stratton stated that he did not complete the permit process nor did he pay for the building permit. When in the building department office on another matter Mr. Stratton learned that the permit had been issued and was still being held. Chairman Powelson reviewed a memo from Bob Fiske, noting that the permit had been used in the carryover figures of 2010. Howard Pearl asked Mr. Stratton if he intends to build this year. Mr. Stratton said that it was doubtful with the economy the way it is. George Saunderson pointed out that the permit would remain active if a foundation was done. Jim Venne said it would be his opinion that there is no permit to be extended if it was not paid for and is not in the owner's possession. Donna explained the process as explained by Janice Morin in the building department. Once the application has been received and reviewed, it is then entered into their system with a permit number. It is then considered to be issued. Howard Pearl said that he saw no problem with renewing the permit on the condition that the permit fees are paid. **George Saunderson made a motion to extend building permit #10-044 for one year with the condition that it is paid for and picked up; seconded by Ned Lizotte. All were in favor.**

Jeanne Ashland – Mrs. Ashland explained that she has two houses on one parcel at 153 Clough Hill Road. She told the Board that her son wants to buy one of the houses and have it on a separate lot. There are 2.62 acres and Mrs. Ashland acknowledged that this is not enough to subdivide according to the Zoning Ordinance. The Board reviewed plans of the property noting that there are two house, two septic systems, two driveways, and one well. Several suggestions on how to best handle the matter were discussed and it was agreed that a variance would be the best option. The Board agreed that a site visit should be done.

PUBLIC HEARING

Z11-02 & Z11-03, AAM Builders – Special Exception for Reduced Setback and Special Exception for Wetland Crossing, Map 42, Lot 19, RR District, Clough Hill Road
The applicant was not present. Abutters Bruce Caldwell and Linda and Leon Verville were present. Chairman Powelson explained the process that is followed for wetland crossing applications. A thirty day notice is to be given to the Planning Board, Conservation Commission, and Health Officer. This was done at the time that the applications were received. He said the Zoning Board relies on the Conservation Commission for their expertise and comments. The abutters spoke with Board members about concerns of potential lights in windows due to a reduced side setback and the re-routing of water as the lot is very wet. It was agreed to do a site visit on June 2nd at 5:30 p.m. at the Ashland property at 153 Clough Hill Road and then continue on to this property, arriving somewhere between 5:45 and 6:00 p.m. **Howard Pearl made a motion to continue this application to the site visit on June 2nd; seconded by Ned Lizotte. All were in favor.** There will be no further notification. The Conservation Commission will be notified of the site visit.

DISCUSSION

Web Stout – Mr. Stout explained to the Board that he was before the Planning Board the week before and got an approval for a lot line adjustment on two parcels located on Wales Bridge Road. He said both lots were already non-conforming and the adjustment made one more conforming and the other less conforming. It was brought to his attention that this might be something that the Zoning Board would want to address. The Board members reviewed the lot line adjustment plan and agreed that the lot line adjustment improved the prior situation where a lot line crossed through the corner of one of the houses and the well was on the wrong property. The members agreed that they did not feel there was an issue and there was no reason for the matter to come before the Board. A letter stating such will be issued to Mr. Stout.

ADJOURNMENT

Jon Huntington made a motion to adjourn the meeting at 7:56 p.m.; seconded by George Saunderson. All were in favor.

Submitted by,

Donna White
Administrative Assistant