

**TOWN OF LOUDON  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF APRIL 28, 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, Earl Tuson, and Jonathan Huntington

**ACCEPTANCE OF MINUTES**

**Regular Hearing – Ned Lizotte made a motion to accept the minutes of March 24, 2011 as presented; seconded by George Saunderson. All were in favor.**

**PUBLIC HEARING**

**Z11-01, New England Flower Farms, LLC** – Special Exception for Reduced Setback, Map 6, Lot 1, RR District, Pleasant Street

Jon Huntington stepped down from the table. Henry Huntington represented N E Flower Farms. Mr. H. Huntington stated that they have purchased the property next to Pleasant View Gardens and their goal is to have another driveway to/from their shipping building. He explained that this would reduce the traffic in the main driveway, making things easier and safer. Mr. Huntington said they want to keep this driveway as close to the line as possible so they can keep the bulk of this lot usable. By doing this, he said it pushes the driveway into the side setback by 10'. There was brief discussion about sight distance at the proposed driveway location. A note was read with a statement from Road Agent Dave Rice, saying that the proposed location meets the town's standards. Mr. Huntington said they may not need to go that far into the setback but want the option. He went through the points of the application with Chairman Powelson.

Chairman Powelson asked if there were any questions from the Board. Hearing none, he asked if there were any abutters wishing to speak against or in favor of the application. Abutter Wes Jones stated that he had no objections. He said keeping it as close to the wall as possible would allow for maximum use of the rest of the lot. Chairman Powelson asked the Board if they felt a site visit was needed. Ned Lizotte said he has seen the location and does not feel a site visit is needed. Jim Venne said that he has been by the location and it looks fine to him. Roy Merrill stated that the Board was there last year for a site visit and is familiar with the area. Howard Pearl said that this is necessary for their operation.

**Roy Merrill made a motion to approve the application as presented with a reduction in the side setback from 30' to 20'; seconded by Howard Pearl. A roll vote was taken: George Saunderson – yes; Ned Lizotte – yes; Dave Powelson – yes; Roy Merrill – yes; Howard Pearl – yes. Unanimous – APPROVED**

**ADJOURNMENT**

Jon Huntington made a motion to adjourn the meeting at 7:15 p.m.; seconded by Ned Lizotte. All were in favor.

Submitted by,

Donna White  
Administrative Assistant