

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF AUGUST 25, 2011**

Chairman Dave Powelson called the meeting to order at 7:00 p.m.

ROLL CALL

The following members were present: Chairman Dave Powelson, Roy Merrill, Howard Pearl, Vice Chairman Ned Lizotte, and Alternates Jim Venne and Jonathan Huntington. Jon Huntington was appointed to be a voting member in the absence of George Saunderson.

ACCEPTANCE OF MINUTES

Regular Hearing – **Howard Pearl made a motion to accept the minutes of July 28, 2011 as presented; seconded by Jim Venne. All were in favor.**

DISCUSSION

Rodney Phillips – Mr. Phillips explained to the Board that he would like to put up a 2' x 2' sign for his farm on Clough Hill Road. He said he put in an application for the sign with Code Enforcement but was denied. He told the Board that he will be planting 1500 Christmas trees and already has blueberries and raspberries that he has been selling. Mr. Phillips said he feels this qualifies him as having a farm and he would like verification from the Board. Chairman Powelson noted that the Zoning Ordinance has no specific provisions for farms but does have provisions for home occupations. The Board discussed other farms and farm stands in town which have such identification signs. Mr. Phillips said that he would place the sign in a perennial garden that is 40' off the road. It was agreed that Board members did not have a problem with the sign but felt it should be clarified in the Zoning Ordinance. The matter will be addressed with the Planning Board as a zoning amendment.

DeeDee Maratea – Ms. Maratea explained that she and her husband were building a storage shed on their property on Berry Road and had been notified by Code Enforcement that it could not be placed in the setbacks. She said she knew she did not need a building permit but did not realize the setback restrictions. Ms. Maratea informed the Board that they received a verbal cease and desist, with the written form to be delivered at some point. She stated that they have to get the shed finished so they can move items from a storage unit before leaving for Florida where her husband will participate in a medical study next month. Chairman Powelson stated that he went by the property and it is a small, odd-shaped lot. He explained the application and hearing process involved with reduced setbacks. Ms. Maratea stated that they have submitted an application and are asking if maybe they could get a temporary approval and then have the hearing next month. Mr. Powelson informed her that she could have a representative attend the September hearing if she is unable to be there. Ms. Maratea explained that this was just an oversight and she asked if there was the possibility of holding a special hearing. Jim Venne mentioned that there are posting requirements that have to be met before holding a

hearing. It was asked if Shoreland Protection would be involved in this matter. Ms. Maratea explained that she has all of her State and Shoreland approvals and was told that a shed would be no problem since it is not a permanent structure. There was further discussion about holding a special hearing and the majority of the Board was not in favor of moving the date. Discussion continued on the best way to handle the request. It was decided that a site visit would be scheduled for September 7th at 6:00 pm with the hearing to be held on the regular scheduled meeting date of September 22nd.

PUBLIC HEARING

Z11-06, Steve Doyon – Special Exception for Reduced Side Setback, Map 58, Lot 118, RR District, Old Shaker Road. There were no abutters present.

Mr. Doyon explained that he has a 34' x 48' barn that he wants to put a shed roof addition on. He said there is currently 37' to the property line and this would reduce to 25' with the addition. The Board reviewed the location and sketches submitted by Mr. Doyon. Chairman Powelson went through the points of the application with Mr. Doyon. Mr. Doyon said that he spoke with all but one abutter about the project and there were no concerns voiced.

Chairman Powelson closed the hearing to the public and opened it to the Board only for discussion and decision. **Ned Lizotte made a motion to grant the special exception for reducing the side setback from 30' to 25'; seconded by Howard Pearl. A roll vote was taken: Jon Huntington – Yes; Ned Lizotte – Yes; Dave Powelson – Yes; Roy Merrill – Yes; Howard Pearl – Yes. Unanimous – APPROVED**

BOARD DISCUSSION

Ned Lizotte addressed a matter that he feels should be looked at during upcoming workshops for zoning amendments. He spoke about two family homes and apartments, the economy, uses of homes, and social changes that are forcing people to make changes in order to hold onto their homes. The Board discussed past ordinances relating to in-law apartments and various ways to address the subject. Mr. Lizotte will investigate further and bring information to future meetings.

ADJOURNMENT

Jon Huntington made a motion to adjourn the meeting at 8:25 p.m.; seconded by Ned Lizotte. All were in favor.

Submitted by,

Donna White
Administrative Assistant