

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF JULY 28, 2011**

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

ROLL CALL

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

ACCEPTANCE OF MINUTES

Regular Hearing – George Saunderson made a motion to accept the minutes of June 23, 2011 as presented; seconded by Roy Merrill. All were in favor.

DISCUSSION

Steve and Ellen Jackson, Loudon Marketplace – Mr. Jackson explained that they were given a permit through Code Enforcement for a 4' x 8' sign. He later found and purchased a 3' x 5' letter board. Mr. Jackson stated that Chief Fiske wanted him to talk with the ZBA because the letter board was something different than was initially presented. Mr. Jackson said he felt the Marketplace would fall under 'businesses that are not part of shopping centers' when reviewing the Zoning Ordinance. This would allow 60 sf of sign where 1/3 could be changeable copy. George Saunderson and Howard Pearl said they would agree. There was brief discussion about an existing sign that is on the corner opposite of the parcel being used by the Jacksons. That sign is for the industrial park and Mr. Jackson explained that this parcel is not part of the industrial park. He informed the Board that they received permission from the Planning Board to extend the season from Labor Day to Columbus Day. George Saunderson said he felt that the Marketplace is more steady than temporary. Roy Merrill said it is temporary seasonal. There was discussion about the original sign of 32 sf and adding the letter board of 15 sf and still being under the 60 sf. Mr. Jackson explained that new crops are coming in every week. He spoke about adding an arm on the sign post where they could announce the featured weekly products, giving it a farm stand look. Donna informed the Board of her conversation with Bob Fiske with regard to the original sign permit and what category it was approved for. She said Mr. Fiske qualified the Marketplace as a Temporary Event and issued the permit based on that. It was noted that the maximum sign size for that category would be 24 sf yet the permit was issued for Mr. Jackson's 4' x 8' sign.

Dave Powelson said that the sign seems quite appropriate for the venue. George Saunderson stated that it is seasonal. Mr. Jackson said the sign goes away after Columbus Day, as does the container, porta-potties, and anything else that is onsite. Howard Pearl said he feels the Marketplace qualifies as a business not part of a shopping center. He said his only concern with adding the arm is that it could put Mr. Jackson over on the allowable changeable copy area. Mr. Jackson said that the greatest asset for businesses on Route 106 is the traffic and this sign would help with advertising and promoting local crops. George Saunderson said this falls well within the limits of

businesses not in shopping centers. Chairman Powelson asked the Board if they were in agreement with that category and 60 sf of sign with 20 sf allowed for changeable copy. Each member stated that they were in agreement.

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
Chairman Powelson stated that these applications have been withdrawn by the applicant as the property has been sold.

Z11-05, Stuart Page – Special Exception for Reduced Front Setback, Map 54, Lot 8, AFP District, Lower Ridge Road. There were no abutters present. Doug Bruce, Mr. Page’s builder, was present.

Mr. Page explained that he leveled an area of his yard a couple of years ago, based on 50’ from the center of the road, for the construction of a carriage shed and has since been informed that the setback was measured incorrectly. Chairman Powelson explained how the right-of-way is generally determined and the setback measured. Mr. Page said the stone wall varies on each side of the road. He pointed out on his plan that the proposed building will be back further than his existing house and sugarhouse.

Chairman Powelson went through the points of the application with Mr. Page. George Saunderson noted that the application refers to a three-sided carport. He asked if this would be on a slab. Mr. Page said it would be similar to a carriage shed and would have a dirt floor. Mr. Bruce said that one bay might have concrete. Mr. Saunderson stated that Mr. Page is asking for a reduction from 50’ to 35’ and that the Board has granted greater reductions than is being requested. Roy Merrill said the applicant’s house is closer to the road than this structure would be. Howard Pearl agreed, noting that there are many houses in the area that are close to the road. Mr. Merrill said that the applicant keeps the property looking good. Chairman Powelson asked the Board if a decision could be made without a site visit. The members agreed that there was no need for a site visit.

Chairman Powelson closed the public hearing and opened it to the Board only.

Roy Merrill made a motion to approve the setback reduction from 50’ to 35’; seconded by George Saunderson. Mr. Powelson said the reduction seems very reasonable for the area. **A roll vote was taken: Jim Venne – yes; Howard Pearl – yes; Roy Merrill – yes; Dave Powelson – yes; George Saunderson – yes. Unanimous - APPROVED**

ADJOURNMENT

George Saunderson made a motion to adjourn the meeting at 7:37 p.m.; seconded by Jim Venne. All were in favor.

Submitted by,

Donna White
Administrative Assistant