

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF MARCH 24, 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, and Alternates Jim Venne and Earl Tuson

ACCEPTANCE OF MINUTES

Regular Hearing – George Saunderson made a motion to accept the minutes of December 23, 2010 as presented; seconded by Roy Merrill. All were in favor.

ELECTION OF OFFICERS

Roy Merrill nominated Dave Powelson as Chairman; seconded by George Saunderson. Mr. Powelson accepted the nomination. There were no other nominations. **All were in favor.**

Roy Merrill nominated Ned Lizotte as Vice Chairman; seconded by Dave Powelson. Mr. Lizotte accepted the nomination. There were no other nominations. **All were in favor.**

APPOINTMENT OF ALTERNATE

Chairman Powelson informed the Board that Earl Tuson's alternate position term expires at the end of the month. Mr. Tuson said that he would like to continue as an alternate. **Dave Powelson nominated Earl Tuson as a ZBA alternate; seconded by Ned Lizotte. All were in favor.**

BUILDING PERMIT EXTENSION – Joe Bohi submitted a request in late December to extend building permit #09-17, held on Map 2 Lot 23-13. The request is being considered at this meeting because the Board did not meet in January or February. There was brief discussion about the request and the continued downturn in the housing market. It was noted that this would be the second extension for this permit. **Roy Merrill moved to approve the request, extending the permit for one year; seconded by Ned Lizotte. All were in favor.**

DISCUSSION – K & M FARM/BRETT LAZAR – Mr. Lazar met with the Board to discuss operating a poultry farm at property that he is considering buying on Kenney Road. He explained that there is an existing very small poultry farm in Andover, MA that he wants to move here in order to have more acreage. He told the Board of his plan to have free range birds, a small farm store, internet sales, and attend farmers markets. Mr. Lazar said that they would bring in pork for smoking and making sausages. Chairman Powelson noted that Map 44, Lot 8 is a vacant building lot with a frontage of 47.7', as approved by the Board through an Equitable Waiver of Dimensional Requirements in August 2009, and Map 53, Lot 2 has a home and outbuildings. The properties are in the AFP District where farming is permitted.

Earl Tuson pointed out that the Zoning Ordinance specifies that the sale of farm products is permitted. He referred to State regulations with regard to farm stands and the percentage of what is sold has to be grown onsite. Jim Venne felt that a farm store would be part of a farming operation. Chairman Powelson stated that it did not seem like it would be a problem with this Board but it might be with the Planning Board. There was a question on the smoked meats not being raised onsite. Mr. Lazar explained that they would bring in organically raised pork and process it in a smokehouse, along with some of their own turkeys, and make a variety of sausage products. He told the Board that the products freeze and ship well and that they would also be selling fresh product to local stores, maybe offering baked goods to round out their business.

George Saunderson asked about traffic to the proposed farm store. Mr. Lazar said that the business is currently about 70% internet sales. He explained that they ship UPS or FedEx, noting that they do not know what the market would be like here so could not give an idea of traffic at this time. Roy Merrill said he thought it was a good idea but his two concerns would be that the road getting there is not the best and the 35' ROW through the neighbor's property. He said the neighbor should sign something saying they are alright with a business being there.

Discussion continued about the use, the access, and the farm store. It was agreed that farming is clearly permitted; there was some question about defining the farm stand and amount of product produced on that site. Some members felt that it would be an accessory use customarily incidental to farming as in Section 205.2I; others felt that it might be best to have a special exception as noted in Section 205.3E. Jim Venne said that everyone feels this is a good project and wishes Mr. Lazar luck, noting that there are a few details to be worked out. Chairman Powelson asked if the Board would rather tell him to apply for a special exception to define the store. Jim Venne said that after reading the ordinance and RSA, a farm store seems sufficient and that no special exception is needed. Roy Merrill said that a special exception spells it out and puts something on record. He said that the approval could always be adjusted should Mr. Lazar's plan change. He recommended that Mr. Lazar might also want to see the Planning Board.

BOARD DISCUSSION

An inquiry was received from Ben Jones of Pleasant Street. Mr. Jones plans to put a portable saw mill and build a kiln on a thirteen acre parcel on Pleasant Street. After reviewing the request and the Zoning Ordinance, the Board agreed that this would not be a permitted use. Mr. Jones will be notified that he must seek a variance if he wishes to pursue this project.

ADJOURNMENT

Ned Lizotte made a motion to adjourn the meeting at 8:17 p.m.; seconded by George Saunderson. All were in favor.

Submitted by,
Donna White
Administrative Assistant