

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF OCTOBER 27, 2011**

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

ROLL CALL

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

ACCEPTANCE OF MINUTES

Regular Hearing – Jonathan Huntington made a motion to accept the minutes of September 22, 2011 as presented; seconded by George Saunderson. All were in favor.

PUBLIC HEARING

Z11-09, Joann Fontaine – Special Exception for Major Home Occupation, Map 29, Lot 86, RR District, 7140 Oak Hill Road. Abutters Ora George, Steffen & Rosemary Hermanns, and Gary & Ruth Langlais were present.

Ms. Fontaine explained that she has recently earned her license in veterinary medicine and will be developing a mobile veterinary clinic in town. She said this would allow her to take her services to the elderly, handicapped, and pet owners whose pets are fearful of travel, etc. She stated that she has a 200 sf sunroom at her home that she wants to petition into waiting, treatment, surgical, and lab areas. Ms. Fontaine said she would eventually like to have a van unit but for now will be using her personal vehicles for the mobile clinic. The home occupation would allow her to have a base for her business and provide a place to do minor surgeries, lab work, and overnight observation.

Jon Huntington asked what types of animals she would be working with. Ms. Fontaine said her clinic would be for cats, dogs, and pocket pets. She explained that she has a long driveway, double width, so parking would not be a problem. George Saunderson asked what she anticipates for numbers in a full situation. Ms. Fontaine said that she would not have any more than two or three at a time and she would not be doing any boarding. Dave Powelson asked the Board if they were alright with the mobile veterinary going to houses. All were in agreement that this was an acceptable practice. Jim Venne asked how much has to be done to the sunroom to make it ready. Ms. Fontaine said that she would put up portable walls that can be moved as needed and she would put up some shelving.

Board members Howard Pearl and Ned Lizotte arrived at this point of the meeting.

Chairman Powelson went through the points of the application with the applicant. He noted that there is nothing specific to veterinary services in the Zoning Ordinance; the Board was alright with the use. The chairman asked if there were any questions from the Board. Ned Lizotte asked, referring to Ms. Fontaine's submittal, if she was planning three to four appointments per hour at this base. Ms. Fontaine said that she would have a small amount of appointments at her home, with limited hours. Dave Powelson asked if the intent is to be mostly mobile. Ms. Fontaine said that was correct.

Chairman Powelson asked if there were any abutters wishing to speak in favor of the application. Mrs. Hermanns said they felt it is a great idea and this would be good to have in Loudon. Mr. and Mrs. Langlais were also in favor of the application.

Chairman Powelson asked if there were any abutters wishing to speak against the application. Ora George stated that he is concerned about dogs being on the premises and disturbing neighbors. He spoke about his concern of chemicals getting into the high water table, the neighboring retirement area being disturbed and diseased animals being brought to the property. Ms. Fontaine said that she understands Mr. George's concerns and since this is her home she does not want barking dogs there either. She said there would be no runs and no boarding. Mr. George said these situations are always alright in the beginning but then enforcement is difficult and the police department will not get involved. Jim Venne asked if it wasn't true that animals tend to be quiet when sick. Ms. Fontaine said that was correct, they are more lethargic. She said the animals would not be kept overnight unless they are sick enough that they have to be monitored.

Roy Merrill made a motion to approve the application with the hours of operation to be 12 p.m. to 6 p.m.; seconded by George Saunderson. There was brief discussion about Ms. Fontaine's submittal regarding hours of operation (2 p.m. to 6 p.m.) and what the Board felt would be appropriate based on this being a new venture and Ms. Fontaine not knowing just what would be needed for base hours. **A roll vote was taken: Jon Huntington – yes; George Saunderson – yes; Dave Powelson – yes; Roy Merrill – yes; Earl Tuson – yes Unanimous – APPROVED**

Z11-08, Scott Chase – Special Exception for Reduced Setback, RR District, Map 58, Lot 42, Berry Road. The applicant was not present. There were no abutters present. A letter of support was received from one abutter and has been placed in the file. Jim Venne stated that he went to look at the site and found that the property to each side of this one have similar decks. George Saunderson said that he looked at it as well but feels that the applicant should be at this meeting. Ned Lizotte stated that he would not have a problem with the request but feels the applicant should be in attendance. Others agreed that the applicant should be present when the application is heard. **George Saunderson moved to continue the application to the meeting of November 28th, 7:00 at the Community Building; seconded by Howard Pearl. All were in favor.** There will be no further notification.

BOARD DISCUSSION

Zoning Workshop – The first workshop is scheduled for Thursday, November 10th at 6:00 p.m. Several members are working on proposed amendments. Roy Merrill said that he suggested last year that the front setbacks in the CI District be cut from 100' to 60'. There was brief discussion on this matter.

ADJOURNMENT

Jon Huntington made a motion to adjourn the meeting at 7:52 p.m.; seconded by Ned Lizotte. All were in favor.

Submitted by,

Donna White
Administrative Assistant