

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF SEPTEMBER 22, 2011**

Vice Chairman Ned Lizotte called the meeting to order at 7:00 p.m.

ROLL CALL

The following members were present: George Saunderson, Roy Merrill, Howard Pearl, Vice Chairman Ned Lizotte, and Alternates Jim Venne, Earl Tuson, and Jonathan Huntington

Jim Venne was appointed to be a voting member in the absence of Dave Powelson.

ACCEPTANCE OF MINUTES

Regular Hearing – Howard Pearl made a motion to accept the minutes of August 25, 2011 as presented; seconded by George Saunderson. All were in favor.

Site Visit – Maratea – Howard Pearl made a motion to accept the minutes of the site visit on September 7, 2011 as presented; seconded by George Saunderson. All were in favor.

DISCUSSION

Web Stout – proposed recycling facility – Mr. Stout, of FWS Land Surveying, stated that he is representing John Raymond who is interested in putting a recycling facility on property off Dump Road owned by David Moody. Mr. Raymond and Mr. Moody were present. Also present was Jeff Green of J L Green Enterprises who has done previous survey work on the Moody property.

Mr. Stout showed plans of where the proposed facility would be located on the parcel, noting that there are multiple lease areas on one big lot. He said the existing scale house would be revamped and the existing road would be used with a circular drive in this particular area. Mr. Stout pointed out that there are a couple of proposed covered areas and a larger area of outside storage. He noted that a special exception would be needed per Section 206.3 E of the Zoning Ordinance.

Board members asked questions regarding cement pads, onsite crusher, noise, traffic, fluids disposal, and required State permits. Mr. Raymond explained an impervious surfaced area where all fluids would be removed from recycled items, where and how the fluids would be stored until removed by a professional company. He pointed out the area where white goods, iron, etc would be kept in an outside area. Mr. Raymond said there would not be a crusher onsite. He explained that the facility would service local electricians and plumbers, as well as residents, for the disposal of copper, machinery, white goods, cars, and other assorted metals. Mr. Raymond said he would be paying for metal but would not detract from the transfer station as anyone coming into his facility is now going elsewhere. He said this is not the typical household metal of tin cans, aluminum cans, etc. Mr. Raymond said his facility would target peddler scrap/small businesses and larger accounts such as Waste Management. The metal ends up at an out-of-state shredder. Mr. Raymond explained the entire process to the Board.

It was agreed by some Board members that they would like more information on what is required by the State for this type of facility. When individually polled, Board members were not opposed to hearing a formal application in order to get more information on the requirements from the State for this type of facility and how the application would meet zoning criteria for the proposed location off of Dump Road.

PUBLIC HEARING

Z11-07, Dianne D Maratea – Special Exception for Reduced Side & Front Setback, Map 58, Lot 17, RR District, 20 Berry Road. There were no abutters present. Tony Merullo represented the applicant.

Mr. Merullo went through the points of the application, noting that the request is for reduced front and side setbacks. Because of the lot size and configuration the proposed shed location would provide a 7' front setback and a 23' side setback.

The hearing was closed to the public and opened to the Board only. There were no questions from the Board. **Roy Merrill made a motion to approve the application as presented; seconded by Howard Pearl. A roll vote was taken: Howard Pearl – yes; Roy Merrill – yes; Ned Lizotte – yes; George Saunderson – yes; Jim Venne – yes. Unanimous - APPROVED**

BOARD DISCUSSION

Building permit extension – Shawn Lavoie – A request was received from Mr. Lavoie to renew his expired building permit #08-024. The permit was extended in November 2008 for one year. Mr. Lavoie has begun construction of the home, thinking that the permit was still valid. This was brought to the Building Department's attention when Mr. Lavoie called for an inspection. There was brief discussion about multiple extensions being given on a permit and extensions on expired permits. It was agreed that this was a misunderstanding. **Jim Venne made a motion to renew building permit #08-024 for one year; seconded by Roy Merrill. A roll vote was taken: Jim Venne – yes; George Saunderson – yes; Ned Lizotte – yes; Roy Merrill – yes; Howard Pearl – yes. Unanimous - APPROVED**

ADJOURNMENT

Jon Huntington made a motion to adjourn the meeting at 7:50 p.m.; seconded by George Saunderson. All were in favor.

Submitted by,

Donna White
Administrative Assistant