

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF JUNE 28, 2012**

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, George Saunderson, and Alternates Jim Venne and Earl Tuson
Jim Venne and Earl Tuson were appointed to be voting members in the absence of Howard Pearl and Ned Lizotte.

ACCEPTANCE OF MINUTES

Regular Hearing – Jim Venne made a motion to accept the minutes of May 24, 2012; seconded by George Saunderson. All were in favor.

PUBLIC HEARING

Application #Z12-13, Arthur & Mary Austin – Special Exception for Reduced Setback, RR District, Map 29, Lot 21, Drake Circle. There were no abutters present.

Mr. Austin explained that they have constructed a 30' x 60' high tunnel over their existing garden. He said they were unaware that a building permit was needed for this type of structure and when talking with the building department he was also informed of the setback requirements. He showed the configuration of the lot and pointed out that it puts one corner of the tunnel 19' from the abutter's line. Mr. Austin pointed out that the side setback ranges from that point at 19' to a width of 50' further down the line. He said he has talked with the neighbors and they are fine with the placement of the tunnel.

Chairman Powelson stated that this request is for a reduction of a side setback from 30' to 19'. He went through the points of the application with the applicants. Mr. Austin spoke about the type of soil/sand and explained how the rainwater off the tunnel will not be a problem. George Saunderson asked to clarify that there is no foundation. Mr. Austin said that was correct as it sits directly over their garden. Dave Powelson asked about the life of the tunnel. Mr. Austin said it is projected to be four to six years. He said the light value diminishes as the tunnel ages. He explained the grant that they received to help with the purchase of this type of tunnel which promotes a longer, more successful growing season. The applicants explained the watering system that they will be using. Hearing no further questions from the Board or the public, Chairman Powelson closed the public hearing.

George Saunderson made a motion to approve the application with a reduction of the side setback from 30' to 19'; seconded by Earl Tuson. A roll vote was taken: Earl Tuson – yes; George Saunderson – yes; Dave Powelson – yes; Roy Merrill – yes; Jim Venne – yes. Unanimous – APPROVED

Application #Z12-14, AAM Builders – Special Exception for Reduced Setback, RR District, Map 58, Lot 145, Creekwater Lane. Tony Merullo represented owners Mark

and Katherine Turner who were present. Abutters Francine Clave and Denyse Merullo were also present.

Mr. Merullo explained that they are seeking a special exception for a reduced side setback from 30' to 15' for the purpose of creating a 24' x 40' area for the construction of a 24' x 30' garage, leaving 10' for a future overhang/expansion. Chairman Powelson went through the points of the application with Mr. Merullo. The Board reviewed a sketch of the location and designs for the proposed garage. George Saunderson asked when the house would be going up. Mr. Turner said they have to sell their current house and they are hoping that will happen sooner than later. Dave Powelson asked if they have any guess as to when they might build. Mr. Turner said as soon as possible; he would like to say next year but it could be two, all depending on the sale of their house and finances.

Chairman Powelson asked if any abutters wished to speak in favor of or against the application. Mrs. Clave and Ms. Merullo both stated that they were in favor of the application. Mr. Merullo presented a letter from Wendy Walsh Young, the direct abutter to the area being discussed. In her letter, Mrs. Young stated that she did not have any objections. Mr. Merullo stated that he viewed the location with Wendy and Victor Young.

Board members agreed that they were comfortable with the request, noting that this has been done before in the same area and there were no concerns from abutters. Hearing no further questions from the Board or the public, the chairman closed the public hearing.

Jim Venne made a motion to approve the application with a reduced side setback from 30' to 15'; seconded by George Saunderson. A roll vote was taken: Jim Venne – yes; Roy Merrill – yes; Dave Powelson – yes; George Saunderson – yes; Earl Tuson – yes. Unanimous - APPROVED

BOARD DISCUSSION

ADJOURNMENT

Earl Tuson made a motion to adjourn the meeting at 7:40 p.m.; seconded by George Saunderson. All were in favor.

Submitted by,

Donna White
Administrative Assistant