

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JANUARY 19, 2012

2012 ZONING ORDINANCE PUBLIC HEARING

Meeting called to order at 6:00 p.m. by Chairman Tom Dow.

Attendance:

Planning Board - Henry Huntington, Tom Moore, Chairman Tom Dow, Vice Chairman Stan Prescott, Bob Cole, Alternate Jeff Green, Ex-Officio Dustin Bowles
Alternate Jeff Green was appointed as a voting member in the absence of Steve Jackson.

Zoning Board – Roy Merrill, George Saunderson, Ned Lizotte, Dave Powelson, Jim Venne, Earl Tuson

Julie Robinson represented the Conservation Commission. Bob Fiske represented the Police Department/Code Enforcement.

Acceptance of Minutes:

December 15, 2011 Zoning Workshop – **Stan Prescott made a motion to accept the minutes as presented; seconded by Bob Cole. All were in favor.**

Ned Lizotte asked to speak regarding a proposed amendment that he submitted for consideration that was subsequently turned down. He stated that he has a new written amendment and signatures of almost fifty residents who are in favor of the amendment. Mr. Lizotte asked that the matter be reconsidered. Chairman Dow read from the minutes of the December 15, 2011 zoning workshop with regard to the group's decision to table the matter for this year and put the question about accessory dwellings on the Master Plan survey. He said the decision stands based on the minutes. Mr. Lizotte said that he and a couple of others have done a lot of work and would like it considered. Jeff Green stated that Mr. Lizotte thought the Board as a whole would create an amendment with the information that he initially submitted. Mr. Green said that they have since created an outline and have a lot of people interested in seeing it passed. He said there is a need in the community for this type of arrangement, and they would like to submit it and have the Board look at it again. The chairman said that he feels this matter needs a lot of scrutiny and research. Stan Prescott asked about deadlines for hearings. Donna reported that the last day to post notice for a final public hearing is January 27th and the last day to hold that public hearing is February 7th. Mr. Lizotte said he would like the opportunity to provide clarity to the Zoning Ordinance, correcting the situation of people doing these accessory dwellings anyway. Mr. Dow said the Board needs time to study the information, gathering their thoughts, but not under last minute pressure. Mr. Lizotte

said that his proposal was the last one presented at the first workshop and the meeting was ended before there was much discussion. He said he was unable to attend another workshop due to his son being ill. Mr. Lizotte said he feels this is worth the Board's review. Jeff Green suggested going through the other amendments and then consider the new proposal if time allowed. Roy Merrill said this is an important item but there is no need to rush its adoption. Stan Prescott said he feels the same way, saying that Mr. Lizotte could have asked others to present his case in his absence at previous meetings. It was noted that any new proposals would have to go before town counsel and there is not sufficient time to properly consider this new submission.

Proposed Zoning Ordinance Amendments:

Amendment 2012-1 – Chairman Dow read the proposed amendment and reason for the amendment. There were no questions from the public and no discussion from the Board. ***Henry Huntington made a motion to accept Amendment 2012-1 as written and be placed on the ballot; seconded by Bob Cole. All were in favor. PASSED***

Amendment 2012-2 – Chairman Dow read the proposed amendment and reason for the amendment. Bob Fiske asked how reduced front setbacks would be affected should Route 106 be widened. Mr. Dow said that the Board has discussed this possibility during workshops. Jeff Green and Stan Prescott reviewed the discussions that have been held. Dustin Bowles stated that the Zoning Board currently sees requests for special exceptions for reduced setbacks due to the depth of the State right-of-way. Roy Merrill stated that the setback would still be 60' from the right-of-way, wherever it is. Jeff Green noted that the proposed 60' setback is still more than most abutting towns. ***Dustin Bowles made a motion to accept Amendment 2012-2 as printed and be placed on the ballot; seconded by Stan Prescott. All were in favor. PASSED***

Amendment 2012-3 – Chairman Dow read the proposed amendment and reason for the amendment. Bob Fiske asked if a hoop house is considered a structure with regard to setbacks. It was agreed that they would be. ***Bob Cole made a motion to accept Amendment 2012-3 as presented and move it to the ballot; seconded by Jeff Green. All were in favor. PASSED***

Amendment 2012-4 – Chairman Dow read the proposed amendment and reason for the amendment. There were no questions from the public and no discussion from the Board. ***Henry Huntington made a motion to accept Amendment 2012-4 as written and be placed on the ballot; seconded by Stan Prescott. All were in favor. PASSED***

Amendment 2012-5- Chairman Dow read the proposed amendment and reason for the amendment. Tom Moore stated that the proposed height of the sign is more than others of similar square footage. There was brief discussion. ***Tom Moore moved to reduce the maximum height from 12' to 8'; seconded by Stan Prescott. All were in favor. Henry Huntington moved to accept Amendment 2012-5 as amended and be placed on the ballot; seconded by Bob Cole. All were in favor. PASSED***

Amendment 2012-6 - Chairman Dow read the proposed amendment and reason for the amendment. Roy Merrill asked how ‘temporary’ would be defined. Mr. Dow stated that it would be seasonal. Jeff Green explained how the group had discussed this during workshops and could not come up with a timeframe as it would depend on the crop or product. Dave Powelson read the temporary sign list from the Zoning Ordinance as examples. Stan Prescott said he feels the text of the amendment is applicable. ***Stan Prescott moved to accept and move Amendment 2012-6 to the ballot; seconded by Jeff Green. All were in favor. PASSED***

Amendment 2012-7 – Chairman Dow read the proposed amendment and reason for the amendment. Bob Fiske asked how water supply will be handled if someone develops one lot at a time thereby not triggering the four or more lots section of the regulation. Tom Dow said that the Board will be asking for a build-out of the property and will be keeping an eye on such development. Matt Moore referred to section 2 (c) where it reads that all plans must be signed. He said it would usually only be the cistern plan itself that would be signed by the structural or fire protection engineer. After brief discussion it was agreed to change the word all to these. There were a couple of other changes suggested. It was agreed to have section 2 (c) read as follows: ‘The design plans for the cistern shall be submitted to the Fire Department for approval prior to construction. These plans must be signed and stamped by a Structural or Fire Protection engineer licensed in the State of New Hampshire’. The word licensed will be added before Professional Engineer in section 2 (e). The word licensed will be added after Professional Engineer in section 3 (e).

Stan Prescott moved to accept the changes to the proposed amendment; seconded by Bob Cole. All were in favor.

Bob Cole made a motion to accept Amendment 2012-7 as amended and to be moved to the ballot; seconded by Tom Moore. All were in favor. PASSED

Amendment 2012-8 – Chairman Dow read the proposed amendment and reason for the amendment. There were no questions from the public and there was no discussion from the Board. ***Bob Cole made a motion to accept Amendment 2012-8 as printed and to be moved to the ballot; seconded by Henry Huntington. All were in favor. PASSED***

Adjournment:

A motion to adjourn at 7:00 p.m. was made by Tom Moore; seconded by Henry Huntington. All were in favor.

Submitted by,

Donna White
Administrative Assistant