

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF SEPTEMBER 26, 2013**

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, Vice Chairman Ned Lizotte, Earl Tuson, and alternate Jim Venne.

Jim Venne was appointed as a voting member in the absence of Howard Pearl.

ACCEPTANCE OF MINUTES

Regular Hearing – Earl Tuson noted that a change was needed on page 7, midway through the first paragraph, the title should be ‘alms’ house, not ‘homeless’ house. **Roy Merrill made a motion to approve the minutes of July 25, 2013 with that correction; seconded by Earl Tuson. All were in favor.**

PUBLIC HEARING

Application #Z13-18, Theresa Batchelder – Special Exception for Reduced Front Setback, RR District, Map 38 Lot 1 on School Street There were no abutters present. Ms. Batchelder explained the location of her house and that she wants to have a carport put on the driveway side of the house so she can come out of the porch to a covered area. She stated that she has a walking disability and finds it too hard to have to keep the ramp at the rear of the house cleared and safe. She explained that the house is close to the road therefore she needs a reduction of the front setback. The Board reviewed the sketch and property card submitted with the application. Chairman Powelson went through the points of the application with Ms. Batchelder. He asked if there were any questions from the Board. Ned Lizotte said it makes good sense to have protection from the weather. Ms. Batchelder said the carport suits her needs and she does not want a garage further back on the property. Jim Venne stated that the Board just had to determine the actual setback. He asked about the distance from the front of the house to the front of the carport. Ms. Batchelder said she was not sure as the sketch is not to scale. There was discussion about the measurement of the front setback and where it was taken from. **Ned Lizotte made a motion to approve the proposal as submitted with the stipulation that the setback of the carport be no closer to the road than the front of the house; seconded by Earl Tuson. A roll vote was taken: Jim Venne – yes; Roy Merrill – yes; Dave Powelson – yes; Ned Lizotte – yes; Earl Tuson – yes. Unanimous – PASSED**

Application #Z13-19, Stuart Page – Special Exception for Reduced Front Setback, AFP District, Map 54, Lot 8 on Lower Ridge Road There were no abutters present. Chairman Powelson read a note from the applicant requesting that the application be

withdrawn. **Roy Merrill moved to accept the withdrawal; seconded by Earl Tuson. All were in favor.**

BOARD DISCUSSION

Jim asked about the new RSA regarding variances. There was brief discussion about the expiration of a variance if not put into use within two years. Donna will do further research. It was asked if this change should be noted in the Zoning Ordinance or on variance applications.

There was discussion about the public hearing procedure and the redundancy of some questions on the special exception application. The process will be reviewed and discussed further.

ADJOURNMENT

Earl Tuson made a motion to adjourn the meeting at 7:47 p.m.; seconded by Ned Lizotte. All were in favor.

Submitted by,

Donna White, Administrative Assistant