

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF DECEMBER 29, 2014**

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

ROLL CALL

The following members were present: Howard Pearl, Roy Merrill, Dave Powelson, Ned Lizotte, and alternates George Saunderson and Charlie Aznive. Charlie Aznive was appointed as a voting member in the absence of Earl Tuson.

ACCEPTANCE OF MINUTES

Regular Hearing – **Howard Pearl made a motion to approve the minutes of November 24, 2014 as presented; seconded by Roy Merrill. All were in favor.**

PUBLIC HEARINGS

Application #Z14-17, Bonnie Martin – Appeal from an Administrative Decision, Map 35, Lot 5. The Board received a letter from Ms. Martin's attorney requesting a delay to the January 22, 2015 ZBA meeting. Her attorney also sent copies of the letter to Code Enforcement, town counsel, and the abutters. **Howard Pearl made a motion to continue this application to the meeting of January 22, 2015; seconded by Charlie Aznive. All were in favor.** The meeting will be held at 7:00 p.m. in the Community Building. There will be no further notification.

Application #Z14-14, Inisfree Investments, LLC – Special Exception for bulk storage tanks, RR District, Map 11, Lot 12. Abutters Kenny Lynn & Ed Dempsey and Selectman Steve Ives, for the Town as an abutter, were present. Jeff Green represented the applicants. Mr. Green asked that this application be held to the end of the meeting as his client had not yet arrived.

Application #Z14-15, Pieter & Patricia Catlow – Special Exception for Wetland Crossing in the RR District, Map 47, Lot 13. Wetland scientist Mike Seraikas represented the applicants. Mr. Seraikas informed the board that it was discovered at the last meeting that an abutter had not been notified of the first hearing; that abutter has now been properly notified.

Mr. Seraikas explained that this is a 22.8 acre lot on Old Shaker Road where the applicant plans to build a single-family house. He said the lot has a wetland across the front, parallel to the road, about 50' in from the road. He said the crossing is needed for the driveway to access the plateau further back on the lot, approximately 485' from the road. He said the driveway is proposed to cross at the narrowest point for the least impact. Chairman Powelson went through the points of the application with Mr. Seraikas. He asked if there were any questions from the Board. Hearing none, he asked if abutters had questions. There were none. **Roy Merrill made a motion to approve the application as presented; seconded by Ned Lizotte.** The chairman asked if a formal response had been received from the Conservation Commission. No written response was received; however, Rob Buzzell of the Conservation Commission did state during review at the November Planning Board meeting that the Commission was in agreement with the proposal. **A roll vote was taken: Howard Pearl – yes; Roy Merrill – yes; Dave Powelson – yes; Ned Lizotte – yes; Charlie Aznive – yes. Unanimous – PASSED**

Howard Pearl asked to reopen the November 24, 2014 meeting minutes as an error was just noticed. The map number for this application was listed as Map 46 and should be Map 47. Roy Merrill seconded the correction and revised motion. All were in favor.

Application #Z14-14, Inisfree Investments, LLC – Special Exception for bulk storage tanks, RR District, Map 11, Lot 12. Jeff Green represented the applicants. He said he would like to request a continuation as his client and attorney are not present. He said they were to bring information for tonight's hearing. **Howard Pearl made a motion to continue this hearing to the meeting of January 22, 2015; seconded by Roy Merrill. All were in favor.** The meeting will be held at 7:00 p.m. in the Community Building; there will be no further notification.

ADJOURNMENT

Howard Pearl made a motion to adjourn the meeting at 7:21 p.m.; seconded by Ned Lizotte. All were in favor.

Submitted by,

Donna White
Administrative Assistant