

**TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF SEPTEMBER 25, 2014**

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, Ned Lizotte, Earl Tuson, and alternates George Saunderson and Charlie Aznive.

Alternate Charlie Aznive was appointed as a voting member in the absence of Howard Pearl.

ACCEPTANCE OF MINUTES

Regular Hearing – **Earl Tuson moved to accept the minutes of August 28, 2014 as written; seconded by Ned Lizotte. All were in favor.**

PUBLIC HEARING

Application #Z14-12, Verizon Wireless at NHMS – Special Exception a wireless communication building, CR District, Map 61, Lot 5. The applicant was represented by Attorney Victor Manougian of McLane Law Firm. There were no abutters present.

Mr. Manougian explained that he is seeking a special exception for a building as part of the existing wireless telecommunication tower/antenna. He said the applicant will later go for site plan approval. Initially a rough sketch showed the building 20-25' into the wetland buffer; once delineated it was 8' so the engineers shifted the building to get it completely out of the buffer. They no longer need a special exception for Section 301.6C.

There will be no new tower. Cables will be run underground from the stands to the existing tower. Smaller antennas will be placed on grandstands or light towers, making coverage better throughout the stands. Mr. Manougian stated that NASCAR is doing this all over the country. He noted that Gillette Stadium has this type of antennas also. He said he spoke with the building inspector who felt if there would be new small antennas on existing structures there would be no need for other approvals. The antennas would be speaker style. Dave Powelson asked if the building would be near the existing tower. Mr. Manougian explained that it would be in that vicinity as its own facility. The location would make connections and maintenance more convenient.

George Saunderson asked if there is a schedule for constructing the building. Mr. Manougian said the applicant would like to begin as soon as possible; it depends on the process with the boards. Mr. Saunderson stated that the Planning Board would like a joint site walk if one is scheduled. Donna explained that she brought this application before the Planning Board because of the anticipated wetland buffer impact which is no longer an issue. Roy Merrill said the Zoning Board is only giving a special exception for the building. Ned Lizotte asked if it would be a big deal for the applicant to wait until next month. Mr. Manougian said he needs to get the use allowed before going to full design; they would like to get the site work done before the weather changes too much. Mr. Lizotte addressed Mr. Saunderson saying that the site has already been seen when the cell tower application came in. He said the wetlands are not impacted so that does not affect the ZBA and the Planning Board has the final say. Mr. Saunderson said he brought up the site walk because he does not want to miss anything. Earl Tuson asked what exists there now. Mr. Manougian said it is a gravel parking area. He said the building would be one story, 4000 square feet, with fencing around it.

Chairman Powelson recommended that the Board go through the process. There was discussion of the need for a special exception which addresses towers and antennas. Mr. Manougian said he felt he should ask since it is a building related to the use. It was agreed that the application would be for Section 207.3N only since the wetland buffer issue had been resolved. The chairman

went through the points of the application with Mr. Manougian. There were no questions from the Board; there were no abutters/members of the public present.

Chairman Powelson asked if the Board thought there was anything to see in the field that would change their opinion. Ned Lizotte said he would agree with George Saunderson 99% of the time but they have seen this area and there is nothing of concern. Mr. Saunderson said he does not see the need to push this through. Mr. Lizotte said he would agree if it was in the wetland buffer but it is not. He said the project will still have to go to the Planning Board and they may do a site walk. He said a site walk does not seem to have any effect on this Board's review/application. Charlie Aznive said the only concern would be if the storage of fuel for the generator was over the permitted amount. Roy Merrill said that will be part of the site plan so if it is more than 500 gallons the Planning Board would send them back to the ZBA.

Earl Tuson addressed the antennas which would be high capacity, short range. He said he feels they would fall under the Zoning Ordinance because of the capacity. Ned Lizotte confirmed with Mr. Manougian that the antennas are within the track area and they would free up some band width. Dave Powelson said he would partly agree with Mr. Tuson in that towers and antennas are covered by the Zoning Ordinance more than a building. He said he has no problem with the concept of the amount scattered around the track. Mr. Lizotte noted that the application is for a building. There was discussion of antennas which would be splitting the use to smaller areas.

Roy Merrill moved to approve the application as presented; seconded by Ned Lizotte. A roll vote was taken: Charlie Aznive – yes; Earl Tuson – yes; Ned Lizotte – yes; Dave Powelson – yes; Roy Merrill – yes. Unanimous - PASSED

BOARD DISCUSSION

Chairman Powelson noted that it is the time of year when zoning amendments will be discussed. George Saunderson spoke about the need to address the keeping of animals in residential areas.

ADJOURNMENT

Roy Merrill made a motion to adjourn the meeting at 7:53 p.m.; seconded by George Saunderson. All were in favor.

Submitted by,

Donna White
Administrative Assistant