

TOWN OF LOUDON
ZONING BOARD OF ADJUSTMENT
MINUTES OF FEBRUARY 26, 2015

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

ACCEPTANCE OF MINUTES

Regular Hearing – **Ned Lizotte made a motion to accept the minutes of January 22, 2015 as presented; seconded by Earl Tuson. All were in favor.**

PUBLIC HEARINGS

Application #Z14-17, Bonnie Martin – Appeal from an Administrative Decision, Map 35, Lot 5. Chairman Powelson read a letter received from Ms. Martin’s attorney requesting the withdrawal of their appeal. The chairman explained that Ms. Martin and her attorney met with Bob Fiske and came to a resolution. **Ned Lizotte made a motion to formally close Case Z14-17; seconded by Howard Pearl. All were in favor.**

BOARD DISCUSSION

Inisfree Investments – An application for a rehearing/appeal of Case Z14-14 was received on February 18, 2015. Roy Merrill recused himself as an abutter; George Saunderson was appointed a voting member. Jeff Green was present. He said neither he nor the applicant was aware there was a meeting tonight until a couple of hours ago. The chairman explained the process to be followed per RSA 677:2, Motion for Rehearing. He stated that this is not a public hearing but a public meeting to decide what action to take on the application. Mr. Powelson said the Board must decide if an error has been made as stated on the application, that “the Zoning Board did not apply 701.3 to the applicant’s request as is required by law”. The chairman reviewed what the Board did during the two hearings when the case was discussed, noting that they addressed the points of 701.3 several times. Earl Tuson said he feels the Board addressed each point. Howard Pearl said he understood if the application failed any of the points it is denied. Ned Lizotte spoke about a gravel pit vs. fuel distribution, saying that point 3 could actually have been included when the Board failed the application on points 1, 2, and 4. Howard Pearl said the points were considered individually, and the Board clearly agreed on point 2. **Earl Tuson made a motion to deny the application for rehearing; seconded by Ned Lizotte. A roll vote was taken: Earl Tuson – yes; Ned Lizotte – yes; Dave Powelson – yes; Howard Pearl – yes; George Saunderson – yes. Unanimous – DENIED**

Howard Pearl spoke briefly about SB146 which addresses Accessory Dwelling Units. He said he is very concerned about the proposal; he will forward the amended bill to Donna and Board members.

ADJOURNMENT

Ned Lizotte made a motion to adjourn the meeting at 7:17 p.m.; seconded by Earl Tuson. All were in favor.

Submitted by,
Donna White
Administrative Assistant