

Loudon Zoning Board of Adjustment
Meeting Minutes
April 27, 2017

Present:

Chairman Ned Lizotte, Vice Chairman Howard Pearl, Roy Merrill, Charlie Aznive and Earl Tuson.

Minutes:

Regular Hearing- Mr. Tuson made 3 corrections to the March 23 meeting minutes, The Kings mentioned on page 1 say they are abutters and they are not. The board voting wasn't unanimous as Mr. Pearl was not a voting member for vice chairman also it says Mr. Tuson abstained on the vote for Vice chair and he voted yes; motion to accept the amended minutes was made by Mr. Tuson; seconded by Mr. Pearl. All were in favor.

Discussions:

- Mr. Tuson presented a letter requesting the recording of the March 23rd meeting. Mrs. Bosco will get the recording next week for Mr. Tuson.

Public Hearings:

- Application #Z-17-04, Beth Ann Barrett– Chip Barrett presented the application on his wife Beth Ann's behalf. Mr. Barrett explained he would like to build a garage with a reduced setback of 22 feet on the side and 47 feet for the front setback. Mr. Barrett read the application to the board. Mr. Barrett explained he originally thought it was 37 feet for the front setback but had the road agent come out and was told it was 47 feet. Mr. Tuson said it would be a good idea to have a lower setback because of the uncertainty of the setback. **Mr. Pearl made a motion to approve the special exception for a reduced front setback of 30 feet and side setback of 20 feet. Mr. Tuson seconded the motion. A roll call was taken. Charlie Aznive- yes, Ned Lizotte-yes, Roy Merrill-yes, Howard Pearl-yes Earl Tuson-yes. Unanimous – APPROVED.**

Board Discussion:

- Dennis Jakubowski and Peter Pitman attended the April planning board meeting to discuss joining the board as alternates. Both residents returned this month to discuss this and have the board vote. Chairman Lizotte said the board was only looking for 1 additional alternate at this time to add a second alternate to the current board. Mr. Lizotte recused himself from the board, appointed Mr. Saunderson as a voting member and sat in the audience. Mr. Pearl asked why Chairman Lizotte only wanted to add 1 alternate. Mr. Tuson said at one time the board did have 3 alternates and the rules allow up to 5 alternates. Mr. Saunderson said we should encourage residents to participate in this. Mr. Tuson said he wanted to second what Mr. Saunderson said. Mr. Tuson said sometimes it is hard to fill positions on the board and here we have 2 people wanting to participate. Mr. Pearl agreed and appreciates residents wanting to participate. **Mr. Tuson made a motion to appoint Dennis Jakubowski and Peter Pitman as alternate zoning board members until the March 2018 town meeting. Mr. Aznive seconded the motion. A roll call was taken. Charlie Aznive- yes, Earl Tuson -yes, Roy Merrill-yes, Howard Pearl-yes, George Saunderson-yes. Unanimous – APPROVED.**

Adjournment:

Mr. Pearl moved to adjourn the meeting at 7:30 pm; seconded by Mr. Aznive. All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant