

**TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE**

**PLANNING BOARD MINUTES
OF DECEMBER 19, 2005**

2006 ZONING ORDINANCE WORKSHOP

I. CALLED TO ORDER:

Planning Board Vice Chairman Tom Dow called this workshop to order at 6:30 p.m.

II. ATTENDANCE:

Planning Board –Tom Dow, Vice Chairman; Dustin Bowles, Ex-Officio; Clem Lyon and Stanley Prescott.

Zoning Board – Roy Merrill

III. DISCUSSION:

Tom Dow stated there are some changes with the zoning ordinances written by Lucy St. John dated December 9, 2005. Mr. Dow stated they will compare the original open space ordinances drafted up October 3, 2005 with the new ones to be sure the original intent is still there and rewrite the December 9, 2005 ordinances.

Roy Merrill stated if open space subdivisions need smaller setbacks they can come to the ZBA for relief. Mr. Merrill stated the ZBA generally grants reduced setbacks up to half. Tom Dow stated C.f) should read all setbacks should be as currently zoned.

Tom Dow stated the original #4.D needs to be added to C.a).

Roy Merrill stated the original #7 is missing. Stanley Prescott stated this was based on information from CNHRPC and Town Council recommending it be omitted. Mr. Dow read a letter from the assessors. Mr. Dow stated parts of #7 needs to be added back in. Mr. Dow stated the new D.d) should be removed and replaced with the original #7. Mr. Merrill stated the property owners should be getting one tax bill that includes the percentage of ownership in the open space with the assessment for their lot. Mr. Merrill stated this is an assessing issue. Stanley Prescott stated he prefers Ms. St. Johns wording and it should be kept with the following addition, "In either case a monitoring and management fund shall be given to the Town in the amount of \$100/acre or a \$10,000 minimum. Final decision of ownership shall be approved by the Planning Board.

The Board discussed the new C.d) Roy Merrill stated originally the Board agreed to reducing acreage to half for each district. Dustin Bowles stated 2 ½ acres in the AFP District is just another RR District. Tom Dow stated the intent was to get one acre lots in