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**TOWN OF LOUDON LOUDON, NEW HAMPSHIRE**  
**PLANNING BOARD MINUTES OF DECEMBER 6, 2005**  
**2006 ZONING ORDINANCE WORKSHOP**

**I. CALLED TO ORDER:**

Planning Board Chairman Gary Tasker called this workshop to order at 6:30 p.m.

**II. ATTENDANCE:**

Planning Board - Gary Tasker, Chairman; Tom Dow, Vice Chairman; Clem Lyon, Bob Ordway, and Stanley Prescott.

Zoning Board - Roy Maxfield, Chairman; Ned Lizotte, Vice Chairman; and Dave Powelson.

Conservation Commission - Julie Robinson.

Fire Department - Chief Jeff Burr, James McNeil and Richard D. Wright.

Central New Hampshire Regional Planning Commission - Lucy St. John.

Public - Pauline Touzin.

**III. DISCUSSION:**

1. Gary Tasker stated he was not at the last meeting and would like to have Tom Dow update the Board on what has been going on. Tom Dow stated Lucy St. John has done some work since the last meeting and would like her to start commenting on her letter. Lucy St. John stated she was given draft regulations from the open space committee in October; she commented on these regulations and came to a November 14 Zoning Workshop meeting. Ms. St. John stated she has made more comments from that meeting and tonight's letter contains proposed Zoning Amendments for the Board to discuss.

**2. Letter from Lucy St. John - Proposed Zoning Amendments**

A. Buildable Area - Ms. St. John read pg.2 buildable area definition. Ms. St. John stated this definition supports recommendations from the Master Plan. Roy Maxfield asked if number 4 will be trouble down by the river. Bob Ordway stated the Board can get out of that problem if needed. Ms. St. John added that buildable area needs to be defined in the Zoning Ordinance not Land Development Regulations. Roy Maxfield asked if the slopes were okay. Stanley Prescott stated it is 25% now, he was looking for less than 15% but 15% is good. Clem Lyon stated he drove by a subdivision and the slopes were real steep; the driveways will be very steep there and Board needs to keep an eye on this. Ms. St. John stated the Board can include specifications for driveway slopes in

their regulations. Gary Tasker asked if everyone was happy with 15% slopes. All were in favor. Dave Powelson stated the same changes should be added to the Steep Slopes District. Ms. St John stated she addresses this later.

B. Contiguous area - Ms. St. John stated this definition is helpful to avoid lots with pieces all over; 50' width is added so you do not get slivers of land. Stanley Prescott stated it should also state not to include wetland buffers. Julie Robinson asked if the buffers should be in the contiguous definition or the buildable definition and stated there are two buffers, the first is a 25' no touch zone and the next 50' follows the shore line protection regulations. Bob Ordway stated he would include the first 25' in the definition of buildable area. Roy Maxfield stated he thinks this buffer is addressed in the wetland definition. Gary Tasker stated the table of dimensions should note the buildable and contiguous areas when it is reprinted.

3. **Fire Department** - James McNeil stated the Fire Department is trying to come up with rules that are easy to follow without having to come to meetings to decide what each applicant will be subject to. Mr. McNeil read the proposed regulations. Gary Tasker stated these sound like land development regulations. Lucy St. John stated some of these sound like building codes. Chief Jeff Burr stated the Town has no local building codes and refers to State codes. Chief Burr stated the Department is looking for some teeth in their regulations. Stanley Prescott stated the Town's teeth are its Code Enforcement Officer. Mr. McNeil stated they would like for everyone to be upheld to the same requirements and asked where the sprinkler requirements would belong. Ms. St. John stated it appears to be a building code. Dave Powelson asked what a 13R sprinkler system is. Mr. McNeil stated it has a pump that runs off well water to a holding tank with back-up battery power. Chief Burr added 13R was adopted nationwide in October and will be adopted by the State in the next few years. Ms. St. John stated some of these regulations are building codes and some are land development regulations. Gary Tasker stated the Board will review these and get back to the Fire Department. Mr. McNeil stated another concern is when a tract of land is subdivided one lot at a time; eventually there will be six houses on the tract that did not have to follow any regulations. Ms. St. John stated this is why the Fire Department reviews plans ahead of time and makes comments for the Planning Board.

#### 4. Letter from Lucy St. John - Proposed Zoning Amendments Continued

- A. Wetland - Ms. St. John stated the State has defined wetlands in RSA 674:55 and read them. Ms. St. John suggested removing S 301.2 and replacing with the most current regulation in the definition section. Ms. St. John read a recommended new S 301.6. "Roy Maxfield stated he would like to state for an explanation this is to be consistent with State regulations. Gary Tasker made a note to keep track of changes to the Land Development Regulations.
- B. Steep Slope District - Stanley Prescott stated his only suggestion is to strike out NH and just put licensed land surveyor. The Board concurred everything else was okay as presented.
- C. Open space development - Lucy St. John stated she suggests removing all existing regulations and replace them with the new ones; so as not to confuse the voters. Julie Robinson debated the wetland buffer and stated the wetland definition should state buffers to protect all wetland area in excess of 2,000 square feet not ¼ acre. Gary Tasker asked if the Board was in favor of changing ¼ acre to 2,000 square feet. All were in favor. The Board changed part B. General Provisions and Restrictions: d) to permit open space developments in the RR & AFP Districts and to allow open space developments in the Village District by Special Exception. Dave Powelson stated part C. Development Standards a) should be based on total buildable area not tract area.

Stanley Prescott stated we need to remember we are trying to preserve some of the good land. Ms. St. John stated part C. a) will be based on total area. The Board discussed minimum tract size. Tom Dow stated the Board had a provision to reserve the right to review smaller tracts and it is not here anymore. The Board settled on 50 acre RR & Village Districts and 75 acre AFP District tract minimums. The Board changed C. f) back to 125' road frontage. The Board changed C. g) back to 150' buffer. Tom Dow stated the Board asked for section C. h) to be 6 lot clusters with 225' buffers. Discussion ensued. Ms. St. John stated this does not promote the intention of what cluster is suppose to do. Mr. Tasker asked if everyone was in favor of 10 lot clusters with 225' buffers. All were in favor. After discussion Ms. St. John stated C. j) & k) will be combined. Ms. St. John stated C. q) has a grammatical error, "shall" should be "should".

D. Driveways - Roy Maxfield stated numbers 5 and 6 should be included and cover what Dave Rice was looking for. The Board agreed to include only numbers 5 and 6 in the Driveway definition.

5. Lucy St. John stated she will make the changes to the proposed ordinances and forward a copy to the Planning Board office. The Planning Board will discuss the updated changes at the next Planning Board meeting on Thursday, December 15, 2005 at 7:00pm in the Community Building.

#### **IV. ADJOURNMENT:**

A motion to adjourn was made by Gary Tasker at 9:25 p.m. All were in favor.

Respectfully submitted,

Tammy Davis  
Administrative Assistant