

APPROVED

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
DECEMBER 8, 2011

ZONING WORKSHOP

The meeting was called to order at 6:00 p.m. by Vice Chairman Stan Prescott.

Attendance:

Vice Chairman Stan Prescott, Tom Moore, Bob Cole, Henry Huntington, Steve Jackson, Alternates Bob Ordway and Jeff Green, Ex-Officio Dustin Bowles
Zoning Board members: Dave Powelson, Ned Lizotte, Alternates Earl Tuson and Jonathan Huntington
Bob Butler represented the Conservation Commission.

C/I Setbacks – Donna presented information from Canterbury and Belmont with regard to the setbacks on Route 106 in their towns. Both towns have front setbacks of 50'. Earl Tuson spoke about information that was presented at a recent meeting regarding future widening of Route 106. Bob Ordway stated that the Planning Board would discuss this possible widening with any potential commercial developers. Mr. Tuson said with the larger setback there is room to be cautious but there are sections of the road where the right-of-way is narrower and there is not that opportunity. If the larger setback is in place the applicant has the option of going for a reduced setback through the ZBA. Tom Moore said that this would be part of the Planning Board process and if buildings get too close to the road then the widening may not be feasible so the road would be re-routed. He said he would not want to see that happen. There was continued discussion of the pros and cons of reducing the front setback. It was agreed that the majority would be in favor of the proposed reduction of front setback from 100' to 60' as presented at the first workshop.

Growth Management Ordinance – There was brief discussion about the purpose of the GMO and what is required to keep it in effect. All were in agreement with allowing the GMO to lapse in April 2012 with the understanding that it could be re-instated should the need arise with the improvement of the economy and housing market.

Signs – At the November 10, 2011 workshop it was agreed to add 'Farming, Greenhouse and Horticultural, Roadside Farm Stand' to Section 501.1 Free Standing Signs. At that meeting the maximum area was presented as 32 sf, ½ of which can be used as changeable copy area, and the maximum height was presented as 20 feet. Further discussion was held at this evening's meeting and it was agreed to reduce the area to 24 sf, ½ of which can be used as changeable copy area, and the height to 12 feet.

Changes to Section 301.4 Permitted and Prohibited Land Uses in Wetlands – There was lengthy discussion about the suggested changes that were presented by the Conservation Commission at the November workshop. Several had questions about the need for the 75’ wetland buffer when the State addresses only the first 25’ from the wetland. Bob Butler addressed these concerns with explanations of the purpose of the additional 50’. After further discussion about enforcement concerns it was suggested that the additional 50’ of the buffer be eliminated. Mr. Butler stated that the Conservation Commission would not be agreeable to dropping the 50’ buffer as they want protection of the wetlands. It was suggested that the Town’s ordinance stay close to the State’s requirements. Discussion continued and the group agreed to present the amendment as presented for clarification purposes.

Section 508 Fire Department Residential Water Supply – At the November workshop it was suggested that the distance from any structure to a water supply be changed from one thousand feet to two thousand five hundred feet. Captain Lake took this suggestion back to the department for discussion. After review of similar requirements in surrounding towns it was learned that the maximum distance for most towns is two thousand feet. It was noticed that the current requirement states a minimum of a 20,000 gallon cistern be installed. Captain Lake sent a request to change this to a minimum of a 30,000 gallon cistern based on I.S.O. considering this as a minimum as a source of water for the purpose of lowering the town’s insurance rating. There was brief discussion and it was agreed to change the distance to two thousand feet and the requirement for cisterns to be 30,000 gallons. It was suggested that 2. **Fire Cistern Requirements**: e) read as follows: *Each cistern shall be sited to the particular location by a Professional Engineer **or a licensed land surveyor** (underlined bold italics recommended change) and approved by the Fire Department. All appropriate easements to the Town shall be in place prior to construction.*

Accessory Dwelling Units – Ned Lizotte spoke about his reason for bringing this before the group for consideration. He said that surrounding towns all have ordinances to address the matter of apartments and rental units within a property. Mr. Lizotte said that many homeowners are having trouble due to the economy, being older and not wanting to leave their homes, etc. He said permitting an accessory dwelling unit within an existing house would allow for proper permits, life safety would be addressed when doing renovations, and all units would be properly assessed. Currently there are an unknown number of rental units throughout the town that are not being assessed as such and could be improperly designed. Mr. Lizotte said he feels this amendment would help better manage the inevitable existence of rental units. Information from the ordinances of surrounding towns was presented to each member. All were asked to review the information and bring suggested wording to the next workshop.

Kennels & Veterinary Clinics – Donna told the group that someone had once inquired at the office about putting a kennel in the C/I District and it was found that kennels and veterinary clinics are not permitted in the C/I or C/R Districts. All agreed that the use should be included in those districts as a special exception.

Adjournment:

The meeting was adjourned at 7:51 p.m. The next workshop was scheduled for Thursday, December 15, 2011 at 6:00 p.m. prior to the regular Planning Board meeting.

Submitted by,

Donna White
Administrative Assistant