

APPROVED

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
DECEMBER 18, 2014

ZONING WORKSHOP

The meeting was called to order at 6:00 p.m. by Chairman Tom Dow.

**Attendance:**

Planning Board Chairman Tom Dow, Vice Chairman Stan Prescott, Tom Moore, Henry Huntington, George Saunderson, Bob Cole, and Ex-Officio Dustin Bowles

Zoning Board members: Dave Powelson, Roy Merrill, Howard Pearl, Earl Tuson and Alternate Charlie Aznive

A petitioned zoning amendment was submitted to the Board of Selectmen for the March 2015 ballot. The Selectmen have reviewed the petition and subsequently submitted it to the Planning Board for this workshop. The amendment has to go on the ballot as written. The chairman read from RSA 675:4 with regard to noticing and holding a public hearing on the amendment. The public hearing was scheduled for January 15, 2015 at 6:00 p.m., prior to the board's regular monthly meeting. The proposed amendment is to add Section 509, Accessory Dwelling Unit, to the Zoning Ordinance. The group reviewed the amendment; there were several questions that could not be answered as none of the petitioners were present. Concerns covered some of the wording, definition of dwelling unit, impact of additional rental units on the school system, etc. It was agreed to continue discussion on the petitioned zoning amendment at another workshop in hopes of gaining more information from the petitioners.

Dave Powelson said several items have come up during the year, one being cellular devices (antennas and towers). He spoke about a recent application for NHMS that would allow a variety of antennas to be installed throughout the grandstands and NHMS grounds. Mr. Powelson wondered if there is need to clarify the different types of antennas/towers in the Zoning Ordinance. The group did not feel any changes were needed at this time. Mr. Powelson stated that another matter is having a fire cistern in the front setback of a property, noting there is no provision for this in the Ordinance. There was discussion about them being permitted in the front setback like driveways. There was also discussion about having the cisterns at or below grade. Mr. Powelson said there have been some complaints in town about small scale farming with regard to the number of animals, lot sizes, etc. He said he wondered if this could be addressed by the Planning Board rather than wait for upset residents to submit a petitioned article. Stan Prescott stated that best management practices need to be used rather than restrict the use. He said the Dept. of Agriculture promotes such measures. Howard Pearl said there could be a lot of unintended consequences if the town goes too limited. He said there are methods and resources in place to manage such activities, suggesting someone might want to talk with the agricultural committee in town. Stan Prescott said he would draft an amendment to address the cistern matter; he will submit it for review prior to the next workshop.

Another workshop was scheduled for 6:00 p.m. on December 29, 2014.

**Adjournment:**

This portion of the meeting was adjourned at 6:55 p.m.

Submitted by,

Donna White  
Administrative Assistant