

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
DECEMBER 29, 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, George Saunderson, Bob Cole, and Ex-Officio Dustin Bowles

Zoning Board members: Dave Powelson, Roy Merrill, Howard Pearl, and Ned Lizotte

Stan Prescott submitted the following:

Are you in favor of Adoption of Amendment 2015-X proposed as a Loudon Zoning Ordinance?

S 508 Fire Department Residential Water Supply

Add to section B Fire Cistern Requirements, 7. Standards: A cistern shall be constructed at or below existing grade.

A cistern constructed above existing grade shall be by special exception.

The group discussed the wording of 'at or below existing grade', existing cisterns in town, the need for the cistern to be accessible yet not a big mound, and several suggestions of wording to be used. Discussion also included the current requirement for H-20 highway loading and the need to have the cistern so it will not freeze.

It was agreed to change the wording to read as follows: *Are you in favor of Adoption of Amendment 2015-X proposed as a Loudon Zoning Ordinance?*

S 508 Fire Department Residential Water Supply

*Add to section B Fire Cistern Requirements, 7. Standards: **The finished grade of a cistern shall be at existing grade.***

Stan Prescott also submitted the following:

Are you in favor of Adoption of Amendment 2015-X proposed as a Loudon Zoning Ordinance?

S 208 Requirements Applicable to all Use Districts

Add section 208.8 Fire Cistern

- 1. Front Yard: Cisterns are allowed in the front yard space established by the front set back requirements.*
- 2. Standard: A cistern shall be constructed at or below existing grade.*
 - a. Cistern constructed above existing grade shall be by special exception.*

It was agreed to change the wording to read as follows: Zoning Amendment 2015-X

Are you in favor of Adoption of Amendment 2015-X proposed as a Loudon Zoning Ordinance?

S 208 Requirements Applicable to all Use Districts

Add section 208.8 Fire Cistern

- 1. **Fire cisterns are exempt from the setback requirements of this Ordinance.***
- 2. **Standards: The finished grade of a cistern shall be at existing grade.***

Earl Tuson submitted the following as a separate amendment from the petitioned amendment regarding Accessory Dwelling Units (ADU):

Add in Appendix: Definitions: Dwelling Unit, Accessory: A room or rooms arranged for the use of one or more persons living together, being subordinate to another attached dwelling unit, and having separate and

*independent sanitary and sleeping facilities. An Accessory Dwelling Unit shall include direct access to the outdoors, direct access to the attached dwelling unit, **consist of no more than ___ square feet and no less than ___ square feet of living area**, and shall not include cooking facilities.*

Reason for proposal: To establish a definition for ADU, as the existing warrant article by petition fails to do so.

The proposed text was based on the existing definition of Dwelling Unit, and took note of the difference between the definitions of Single Family Dwelling and Two Family Dwelling. The terms were selected to provide a clear difference between Two Family Dwellings and Single Family Dwellings with Accessory Dwelling Units. Area limitations (shown in bold italics,) are submitted for conceptual consideration.

The group discussed the petitioned amendment with regard to the lack of a description of an ADU, the possibility of having both amendments on the ballot with one passing and the other not, the question of not supporting the petition yet adding a definition, the legality of the definition amendment being contingent upon the passage of the petitioned amendment, and the need for legal counsel's review. It was agreed to remove the wording in bold italics. Donna will contact the attorney for review and comment.

Before adjourning, Donna presented two items to the Planning Board members for review.

1. She received an email from the president of the AG Commission, asking for board members to attend their meeting on January 1st or February 5th to discuss agriculture in the Master Plan. It was agreed to do a review of the current MP with regard to agriculture and respond to the Commission via email if possible; if not, the matter will be discussed at the Board's January 15th meeting.
2. Donna received an email forwarded from Tyson Miller of the Canterbury Planning Board. Attached was a public notice for their upcoming public hearing on zoning amendments, one being about campgrounds which could have regional impact on Loudon. The hearing is scheduled for January 13th at 7:00 p.m. at the Meeting House in Canterbury Center.

Adjournment:

Stan Prescott made a motion to adjourn at 6:50 p.m.; seconded by Tom Moore. All were in favor.

Submitted by,

Donna White
Administrative Assistant