

Loudon Zoning Board of Adjustment  
Meeting Minutes  
February 25, 2016

**Present:**

Earl Tuson, Ned Lizotte, Dave Powelson, Roy Merrill, and Alternates George Saunderson and Charlie Aznive.

**Minutes:**

**Earl Tuson made a motion to approve the minutes of January 28, 2016 as presented; seconded by Charlie Aznive. All were in favor.**

**Discussions:**

Matt Smith Map 24, Lot 13 R/R District. – Matt Smith told the board he's trying to get a special exception for custom meat cutting at his residence. Matt Smith also said he's interested in temporary housing at his home as well, to help with the meat cutting. Dave Powelson said for home occupations he needs to figure out which category, minor or major, Matt Smith fits into. Matt Smith said he needs someone there for deliveries, which is where the temporary housing comes in. Dave Powelson said it doesn't look like a minor home occupation, Earl Tuson said he agreed it doesn't seem to fit under minor home occupation. Dave Powelson said they do allow dormitory housing for seasonal agricultural workers. The board suggested to Matt Smith that he become familiar with the guidelines and make his scenario fit. Dave Powelson asked how big this business would get. Matt Smith said that he only has about three months a year to cut meat, so it couldn't get that big. Dave Powelson said that if Matt Smith could wait until next year, changes could be made to the ordinance and there is a process that any series of citizens could petition and ask for a change in the ordinance to be voted on at town meeting. Matt Smith said he'd like to start with the temporary housing now and later on petition for the meat cutting.

**Public Hearings:**

Application #Z-16-01, Chris & Stacey Devol – Special Variance for reduced road frontage, Map 40, Lot 24, R/R District. Abutter Tim Jones and potential buyer Dave Cossette were present. Chris Devol began by telling the board about his piece of land he is now selling since 2008. Mr. Devol said a buyer is interested but extending the road the length of the lot would be costly. Mr. Devol said the only impact he sees would be to disturb the environment and the abutters. Dave Cossette (buyer) said that he doesn't see the necessity to kill all the vegetation and bringing the road to someone's back yard. Mr. Cossette showed the board a map showing them the lot and surrounding area. Chris Devol said there was suppose to be a road from North Village Road to Lesmerises Road. Chris Devol said he never got an abutters notice about the road not happening, and instead a house was put in sideways. Ned Lizotte said he had gone down and looked at this site a couple times this week. Dave Cossette said 20 foot turnaround was approved by the town, and right now he just wants to cut in a driveway to his lot. The board discussed the road and the lots. Dave Cossette said this is a hardship on Chris Devol. The board discussed Map 40, Lot 29 which is across from the lot of the applicant. It was agreed that the owners of Map 40, Lot 29 had a second lot and their driveway was on Lesmerises Road. Dave Cossette said all he wants to do is to what the people beside them did in Lot 6. Dave Cossette said he's still going to have to fill the dip in which he doesn't mind doing but to go all the distance it's destroying a lot and changing privacy. Ned Lizotte asked how he would change that. Dave Cossette said he'd get a variance to bring the road

down 30 feet and then put the driveway in. Dave Cossette said the road is 46 feet wide. Roy Merrill said if you have 50 feet then you have a lot, it's preexisting. Chris Devol said he heard the board takes into consideration hardships, he said he lost his full time job back in May and is working part time so he needs the money. Mr. Devol said he's living with his brother. Dave Cossette said the road would be to nowhere. Chris Devol read through the application to the board. Dave Powelson stated the application is asking for a variance for a reduction in road frontage from 173.5 to 30-50'. George Saunderson said he would like a site walk. Dave Powelson agreed. Ned Lizotte said the topo map they were looking at made it hard to see the living space and the reality about what has to be done. Roy Merrill said it's his understanding they want 30'. Dave Cossette said he'd like to go 30' but would be willing to do 50' if that's what the board wanted. Dave Cossette said he won't be interested in the lot with a road to nowhere, he said it takes away his privacy. Dave Powelson asked if there were any abutters. Tim Jones said he's in favor of a shorter road for privacy. Tim Jones said he feels like the road would go right to their back porch. Chris Devol asked the board if there was any way they could meet with him before the next month, as he is trying to close by next Friday and if the site walk could be done as soon as possible too. Stacey Devol said she'd only recently seen the sketch and if there is no buffer of woods any time a vehicle drives down the road the lights will shine right into their home. Stacey Devol stated that if the variance isn't granted they are stuck with an unbuildable lot that they will never be able to sell. Dave Cossette asked the board if they could meet within a few weeks. George Saunderson said there will be a site walk first and then the formal meeting will be on March 24<sup>th</sup>. The board discussed days and times for the site walk. They agreed on February 27<sup>th</sup> at 9 A.M. Dave Powelson said they will continue the meeting at the site walk.

**Earl Tuson made a motion to continue. All were in favor.**

Application Z16-02, Jim Griffin – Reduced side setback, Map 2, Lot 23-9, R/R District. Jim Griffin explained to the board he's looking to have his driveway in the 15' instead of the 30'. The board looked at the maps and discussed the application. Jim Griffin read the application to the board. George Saunderson said they have given setback relief for driveways around town. Jim Griffin said there are three houses on their road, and two empty lots.

**Roy Merrill made a motion to approve the application. Ned Lizotte seconded the motion.**

**George Saunderson was appointed a voting member. A roll call was taken: George Saunderson – yes; Roy Merrill – yes; Dave Powelson – yes; Ned Lizotte – yes; Earl Tuson- yes. Unanimous – APPROVED.**

**Adjournment:**

**Earl Tuson moved to adjourn the meeting at 8:17 p.m.; seconded by Ned Lizotte. All were in favor.**

Submitted by,

Melissa Lucier  
Administrative Assistant