

TOWN OF LOUDON, NEW HAMPSHIRE

COPY

**PLANNING BOARD MINUTES
OF FEBRUARY 1, 2007**

2007 ZONING ORDINANCE PUBLIC HEARING

1. Meeting called to order at 6:00 PM by Chairman Tom Dow.

2. Attendance:

Planning Board – Chairman Tom Dow, Vice Chairman Stanley Prescott, Tom Moore, Gary Tasker, ex-officio Dustin Bowles.

Zoning Board – Chairman Dave Powelson, George Saunderson, Roy Merrill, Ned Lizotte

Conservation Commission – Julie Robinson

3. Minutes of January 18, 2007 Public Hearing:

Stanley Prescott made a motion to accept the minutes as presented. Gary Tasker seconded the motion. Dustin Bowles said there was one amendment, #2007-13, discussed to allow driveways to pass through steep slopes. He said he has some concerns about the 2500sf in a steep slope and feels this could lead to problems. Stan Prescott stated that George Saunderson has also voiced a concern about this amendment and has suggested that there should be a cap on the grade of the slope. George Saunderson stated that a cap makes sense to avoid steep driveways and he would like to see a limit added to this amendment. There was discussion about cuts, side slopes, and approaches onto the roadway. Stan Prescott said zoning has protected the town by going in at a negative grade from the roadway. Chairman Dow said he was not sure anything can be done at this point since the amendment was voted on at the last public hearing. Donna reported having talked with Central NH Regional Planning Commission. She was informed that someone who was in the majority vote on the amendment could move to re-open the hearing on that amendment for reconsideration. Dustin Bowles said anything beyond 30-35% should go to the ZBA for special exception. George Saunderson said they could see how it works for a year or two and adjust if need be. Stan Prescott asked if the group was in favor of a 30% cap. Gary Tasker stated he was in agreement with 30%. ***All were in favor of approving the minutes as presented.***

Chairman Dow opened the public hearing on proposed Zoning Ordinance amendments.

Tom Moore made a motion to reconsider Amendment 2007-13. Dustin Bowles seconded the motion. All were in favor. ***Stan Prescott made a motion to put a cap of 30% in the proposed amendment. Gary Tasker seconded the motion.*** Chairman Dow stated that the amendment to Amendment 2007-13 would be to include a cap of 30% slope on driveways. There was discussion about potential effects of this change, clarification of the intent, and how to word the amendment. Stan Prescott stated that he would like to see it at 30% and anything over that could be done by special exception. It was suggested to keep what was previously approved as: Section 302.3 add to the list of permitted uses “Driveways not impacting more than 2500sf” and add “and where the existing terrain does not exceed 30%.” Discussion continued about the possible consequences of 30% being the cap. George Saunderson asked if they were now

thinking of going higher, possibly to 35%. Dustin Bowles said he was in favor of 35%. Mr. Saunderson said putting a cap on the slope grade gives the town some control and could be revisited at another time if it is found not to work. The proposed amendment was read as follows: Section 302.3 add to the list of permitted uses “Driveways not impacting more than 2500sf, and where the existing terrain does not exceed 30%”. Stan Prescott asked if there should be something about special exceptions. Discussion ensued on special exceptions for over 2500sf and no provisions for over 35%. Gary Tasker asked to clarify that this is a permitted use up to 35% slope with no special exception. He said he likes it without special exception but if someone could show him good reason he might see it differently. Dustin Bowles said this allows a driveway in an area up to 2500sf up to a 35% slope and anything beyond that would have to go for special exception under proposed amendment 2007-09. ***Gary Tasker said he would withdraw his second on the motion for 30% if the group wanted to discuss a different percentage. Stan Prescott withdrew his motion for 30%. Stan Prescott made a motion to amend Amendment 2007-13 to read ‘Section 302.3 add to the list of permitted uses “Driveways not impacting more than 2500sf, and where the existing terrain does not exceed 35%’ and approve it for the ballot.*** There was discussion about if there was a need to add wording to Section 302.4 to refer to proposed Amendment 2007-9. Because Amendment 2007-9 has to go to vote it is not a sure thing and therefore can not be cited in this amendment. There was discussion on other possible changes to Section 302.4 as a result of this amendment. It was decided that no changes are necessary to Section 302.4. ***Gary Tasker seconded the motion. All were in favor.***

Amendment 2007-14 – Chairman Dow read the proposed amendment and reason for the amendment. Dustin Bowles said this amendment would make sense to clean up the zoning of the parcel. Stan Prescott said it has always been used as commercial so would make sense. ***Dustin Bowles made a motion to approve the amendment for the ballot; seconded by Tom Moore.*** Tom Moore asked if the landowner is in favor of this change. Dustin Bowles stated that Mr. Moody is very much in favor of the change. ***All were in favor.***

Amendment 2007-15 - Chairman Dow read the proposed amendment and reason for the amendment. There were no questions from the public and no discussion from the Board. ***Tom Moore made a motion to approve the amendment for the ballot; seconded by Stan Prescott. All were in favor.***

Amendment 2007-16 – Chairman Dow read the proposed amendment and reason for the amendment. Julie Robinson explained the purpose of this amendment, stating it is for clarification and simplification. Tom Moore asked if the Board has reviewed RSA 482-A to know what it covers. Julie Robinson explained that this covers the whole Wetland Conservation District and outlined the details of RSA 482-A. ***Gary Tasker made a motion to approve Amendment 2007-16 for the ballot; seconded by Dustin Bowles. All were in favor.***

Amendment 2007-17 – Chairman Dow read the proposed amendment and reason for the amendment. Julie Robinson explained that this amendment gives the right to go in and remove trees through special exception and puts everything in order between ordinances. She said the initial intent was to follow that portion of the Shoreland Protection Act, not the full version as it was written in the current zoning ordinance. ***Dustin Bowles made a motion to approve the amendment for the ballot; seconded by Gary Tasker. All were in favor.***

All of the amendments will be put into final format and submitted to the Town Clerk on February 6, 2007. Town counsel has advised that the full text of 2007-12 does not have to appear on the ballot or warrant as long as it is made available to voters at the polls.

Stanley Prescott made a motion to close the public hearing at 6:45pm; seconded by Gary Tasker. All were in favor.

Respectfully submitted,

Donna White