

TOWN OF LOUDON
LOUDON, NEW HAMPSHIRE
PLANNING BOARD MINUTES
JANUARY 18, 2016

PUBLIC HEARING ON ZONING AMENDMENTS

Meeting called to order at 6:00 p.m. by Vice Chairman Stan Prescott

Attendance:

Dustin Bowles, Stan Prescott, Bob Cole and Alice Tuson. Alice Tuson and Dustin Bowles were appointed as voting members.

Vice Chairman Stan Prescott explained the purpose of this public hearing. He read the proposed amendments in the following order:

Are you in favor of adoption of Amendment 2016-1 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 204.3 RR District – Uses Permitted by Special Exception by adding (P) Outdoor Event Venues, for non-recurring events such as weddings or reunions, not to exceed eight events per year; and Amend Section 205.3 AFP District – Uses Permitted by Special Exception by adding (M) Outdoor Event Venues, for non-recurring events such as weddings or reunions, not to exceed eight events per year?

Reason: Venues that hold weddings, reunions, and other such non-recurring events may be compatible with typical uses in the district, but the current ordinance does not allow such activities to be held. Permitting them by Special Exception would allow some reasonable conditions to be placed to assure neighbors that such venues will be entirely compatible.

Stan opened the amendment up to the public for discussion.

Greg Colarusso asked about the eight events per year, and to have it changed he was wondering if he would have to come to the board again. He's not sure if they will ever get to eight events per year, but not having the option to go further once comfortable with the neighborhood he was unclear about. He asked if the next step would be to come back to the board. Stan said that was correct and asked for a board member to share more information because he wasn't at the meeting with the town attorney. Stan suggested trying the eight events and seeing how it feels for them as well as the neighborhood and then coming back. Alice added the reason they limited it to eight events was to avoid the confusion for the word nonrecurring. Mr. Colarusso said as long as it's not in stone. Donna White reiterated that Mr. Colarusso's concern was that after he booked eight events he'd have to turn people away. Roy Merrill added recurring doesn't seem like the right language. Earl said he came up with that language to explain to the public and narrow it down to make it clear this isn't to allow festivals each year. These are for events that are one shot deals and would not be happening each year. Dave Powelson said that Greg would need to come back to the Zoning Board to discuss parking, noise and safety. This is also a way to help the neighborhood understand that if it's something they aren't okay with, there will only be eight. Roger Maxfield asked if when they came in for a special exception would that cover the entire season of the eight events allowed per year. Dave Powelson said yes, this was forever. It would be eight events a year forever.

The vice chairman closed the discussion to the public and opened it to the Board only. Dustin discussed he felt eight was a good starting point, it can always be adjusted later on down the road and once it's permitted it's permitted. He said he'd like to see how the community feels once it's in place. Bob Cole asked Dave Powelson

if the Colarusso's could go back in through special exception to revisit the number of events, or if it has to stay as an article until town meeting. Dave responded that in order to change the ordinance you would have to go through town meeting. **Dustin made a motion to move Amendment 2016-1 to ballot. Alice seconded motion. All were in favor.**

Are you in favor of adoption of Amendment 2016-2 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Add under Definitions – FARMING: All such activities included under NH RSA 21:34-a?

Reason: As the ordinance does not currently define farming, this definition would clearly refer to the existing state definition.

Stan opened to the public for discussion.

Earl Tuson said it's not infrequent that people misunderstand what is and isn't farming. The state's definition is the controlling statute and gives people direction on where to look when they have questions. Dave Powelson said he didn't spot it last time, but in reading the reasoning the state may change their definition from time to time. Dave added it's likely to change from the current RSA. Stan said the RSA may change and refer to something else. Roy Merrill suggested taking out the word existing from the reasoning. Earl Tuson said the town has changed the ordinances in the past but the state's definition would still apply to Loudon. It would be the governing statute. The vice chairman closed the discussion to the public and opened it to the Board only. Bob said he didn't see a reason to omit the word existing. **Bob Cole made a motion to approve Amendment 2016-2 for placement on the ballot; seconded by Dustin Bowles. All were in favor.**

Are you in favor of adoption of Amendment 2016-3 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 203.3 Village District – Uses Permitted by Special Exception by adding (N) Meeting halls and lodges for non-profit social, fraternal, and club organizations; Amend Section 205.3 AFP District – Uses Permitted by Special Exception by adding (M) Meeting halls and lodges for non-profit social, fraternal, and club organizations; Amend Section 206.3 CI District – Uses Permitted by Special Exception by adding (Q) Meeting halls and lodges for non-profit social, fraternal, and club organizations; and Amend Section 207.3 CR District – Uses Permitted by Special Exception by adding (P) Meeting halls and lodges for non-profit social, fraternal, and club organizations?

Reason: This seems to be a reasonable use for any district in town; has been allowed in the RR District since the Zoning Ordinance was created.

Hearing no discussion, Vice Chairman closed the hearing to the public and opened it to the Board only. **Dustin Bowles made a motion to place Amendment 2016-3 on the ballot; seconded by Bob Cole. All were in favor.**

The public hearing ended at approximately 6:30.

Submitted by,

Melissa Lucier
Administrative Assistant