

Loudon Zoning Board of Adjustment
Meeting Minutes
January 28, 2016

Present:

Earl Tuson, Ned Lizotte, Dave Powelson, Roy Merrill, Howard Pearl, and Alternate George Saunderson.

Minutes:

Ned Lizotte made a motion to approve the minutes of December 23, 2015 as presented; seconded by Howard Pearl. All were in favor.

Earl Tuson made a motion to approve the minutes of the site walk on January 9, 2016 as presented; seconded by George Saunderson. All were in favor.

Discussions:

Tammy Farwell, Foster Rd (Map 29 Lot 29) – Melissa let the board know that Tammy Farwell had called the office to let the town know that although Ben Carter had already been to the board and had said it was not a business at his home but this was not true. Mrs. Farwell stated that she has video footage of the times and days that Mr. Rollins is there using the Carter's garage. Mrs. Farwell also stated that Mr. Rollins is there most days from 9am to 2pm. Tammy Farwell said they are frustrated with the noise. The board reviewed the minutes of November 30th when Mr. Carter met with the Board. Dave Powelson stated it had been loosely defined as not a lot of vehicles and did not believe he was charging. Ned Lizotte said he had heard from John George that it was not a hobby at the Foster Road residence because several customers had come to John George asking where their vehicle was. Ned Lizotte said he told Mr. George since it's already been before the board and there wasn't anything to rule on, other people need to say something. It could then go to code enforcement and then back to the zoning board. Donna White stated that she spoke with Ben Carter today; he stated it was him who had been working in the garage and that Mr. Rollins hadn't been working out there for two weeks. Dave Powelson said to direct Mrs. Farwell's complaint to code enforcement; Bill Lake was at the last discussion so he knows what's going on.

Public Hearings:

Application #Z15-22, Michael Martel – Special Exception for Reduced Setback, M28, L15, RR District. Abutters Hermel, Denyse and Natalie Fortier were present.

Mr. Martel explained that he and Hermel Fortier had come to an agreement since the last time they met. Mr. Martel stated that he's willing to change the measurements from 30'x60' to 28'x50' as well as plant trees behind it, and use a painted metal roof instead of galvanized. Hermel Fortier said the only thing he is worried about is the runoff from the roof. Mike Martel said he can take care of that with gutters or divert it. Mike said he's willing to do that as long as he can build it the same way. Roy Merrill asked if the 28' meant he was pulling it back in two feet. Mike Martel said yes, this way he can still pull a vehicle up there if need be. Ned Lizotte asked if instead of the 10' between the stonewall and the building its 12'. Mike Martel said he believes so, when it's taped off it's hard to tell so to pull it back 2 ft would easily be 10 ft. Ned Lizotte asked if the closest point was still 10 ft, Mike Martel said yes. Hermel Fortier stated he's okay with that; he doesn't want it flashing in his direction. Dave Powelson asked if Hermel Fortier had a preference on the color of the

roof. Hermel Fortier said no, they spoke about brown and he was okay with that. Dave Powelson said he wants to be sure Mike Martel is asking for a 10 ft setback. Mike Martel said yes.

Howard Pearl made a motion to approve the application with the changes that had been worked out; the building shortened to 50 feet, with painted roofing, gutters, and landscape improvements of planting trees. Dave Powelson stated the building would be 28'x50'. Seconded by Ned Lizotte. A roll call was taken: Earl Tuson – yes; Ned Lizotte – yes; Dave Powelson – yes; Roy Merrill – yes; Howard Pearl- yes. Unanimous – APPROVED.

Adjournment:

Howard Pearl moved to adjourn the meeting at 7:20 p.m.; seconded by Roy Merrill. All were in favor.

Submitted by,

Melissa Lucier
Administrative Assistant