

APPROVED

TOWN OF LOUDON  
LOUDON, NEW HAMPSHIRE  
PLANNING BOARD MINUTES  
JANUARY 12, 2015

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, George Saunderson, Alternates Bob Ordway and Alice Tuson, and Ex-Officio Dustin Bowles

Zoning Board members: Dave Powelson, Roy Merrill, Earl Tuson, Ned Lizotte and Alternate Charlie Aznive

This workshop was scheduled to discuss the petitioned amendment on Accessory Dwelling Units (ADU), a proposed definition of ADU, and town counsel's response to questions raised at a previous workshop. The group reviewed the recommended revisions of the definition. Earl Tuson noted that current definitions of dwelling units in the Zoning Ordinance state that there will be independent sanitary facilities; therefore, he kept the language consistent in his proposed definition of ADU. It was agreed that this does not imply individual septic systems for each unit, but individual bathroom facilities for each unit. Bob Ordway asked how the owner occupied requirement would be enforced. There was discussion about the complexity of the petitioned amendment and possible consequences if passed. Roy Merrill suggested that the definition be left out and the Planning Board not approve of the petitioned amendment. He said writing a definition makes it appear that the Planning Board is in favor of the petitioned amendment. Stan Prescott stated that he is not in favor of the petitioned amendment. He said the Ordinance allows for duplexes and that is what should be done. Earl Tuson pointed out that there could be four outcomes: 1) both the petition and the definition pass; what would the effect be; 2) both fail, status quo; 3) just the petition passes; what would the effect be; or 4) just the definition passes; status quo. Discussion followed on the different possibilities. Mr. Tuson said the point of the definition is to avoid some concerns of the Board. He noted that the existing ordinance allows additional bathrooms and bedrooms but not kitchens.

There was discussion on including a reason why the Planning Board disapproves of the petitioned amendment on the ballot, the RSA that pertains to petitioned amendments, and how the matter has been handled in the past. Donna will look at previous records to see if a reason has been included when a petitioned amendment was disapproved.

After further discussion, **Bob Ordway made a motion not to include the proposed ADU definition; seconded by Stan Prescott. All were in favor.** The amendment will be withdrawn at the upcoming public hearing.

**Adjournment:**

Stan Prescott made a motion to adjourn at 6:26 p.m.; seconded by Dustin Bowles. All were in favor.

Submitted by,

Donna White  
Administrative Assistant