

Loudon Zoning Board of Adjustment  
Meeting Minutes  
July 28, 2016

**Present:**

Chairman Dave Powelson, Vice Chairman Ned Lizotte, George Saunderson, Roy Merrill, Charlie Aznive

**Minutes:** Mr. Lizotte made a motion to accept the draft minutes from the June meeting. Charlie Aznive seconded motion, all in favor.

**Discussions:**

- **James Cross** – Mr. Cross along with Dick Hampton from Coldwell Bank approached the board and discussed a lot line adjustment on a non-conforming lot. Currently Mr. Cross has his property for sale with a buyer under contract. Mr. Cross informed the board that he was notified by his neighbor that his driveway and part of his deck was on the neighbor's property. In order to have the driveway and deck belonging to Mr. Cross on his own property a lot line adjustment is required. This lot line adjustment would still make this lot non-conforming due to the driveway not meeting the setback. Chairman Dave Powelson asked the board if they think that this requires a board approval. All board members agree that Mr. Cross can move forward with the lot line adjustment and go to the planning board. Chairman Dave Powelson stated that it is considered a non-conforming structure that is permitted to remain and this lot line adjustment will make it more conforming.
- **Leroy Bragdon**—Mr. Bragdon approached the Board to discuss the possibility of building a 3 sided shed on his property that is currently vacant to store his equipment. Mr. Saunderson asked if Mr. Bragdon would be running water up to the property. Mr. Bragdon stated that he did not have intentions on doing that. Mr. Lizotte asked if he planned on having electricity at the property. Mr. Bragdon does not believe he would be using electricity at the property. Mr. Powelson asked if Mr. Bragdon could fill out an application for a special exception. Mr. Bragdon stated he will follow up with the application.

**Public Hearings:**

- **Application #Z-16-11, David Cossette** – Special Exception for reduced front setback, RR District, Map 40, Lot 24. Mr. Cossette approached the board to discuss building his house closer to the front setback than what is allowed due to neighbors having homes close to his property. Mr. Cossette is looking to build his home with a 15ft setback. Chairman Powelson went over the application with Mr. Cossette. **Mr. Lizotte made a motion to approve the application, Mr. Saunderson seconded the motion. A roll call was taken. Charlie Aznive- yes, Ned Lizotte-yes, Dave Powelson-yes, Roy Merrill-yes, George Saunderson-yes. Unanimous – APPROVED.**
- **Application #Z-16-12 - Bob Anderson** – Special Exception for reduced side setback, RR District, Map 12, Lot 57. Mr. Anderson approached the board to discuss getting a special exception approved for a reduced side setback of 16ft for his existing garage. Mr. Anderson explained that his land was surveyed incorrectly when the garage is built. Chairman Powelson went over the application with Mr. Anderson.

**Mr. Saunderson made a motion to accept the application. Mr. Lizotte seconded the motion. A roll call was taken. Charlie Aznive- yes, Ned Lizotte-yes, Dave Powelson-yes, Roy Merrill-yes, George Saunderson-yes. Unanimous – APPROVED.**

- Application #Z-16-13, Peter Smith-Special Exception for reduced side setback, AFP district, Map 30, Lot36. Mr. Smith approached the board to discuss getting approval for a reduced side setback of 15ft. Mr. Smith explained to the board that he currently has a garage on his property with a 15ft side setback, this garage is not in good standings and he would like to rebuild with the same 15ft setback. Chairman Powelson went over the application with Mr. Smith. **Mr. Lizotte made a motion to accept the application. Mr. Saunderson seconded the motion. A roll call was taken. Charlie Aznive- yes, Ned Lizotte-yes, Dave Powelson-yes, Roy Merrill-yes, George Saunderson-yes. Unanimous – APPROVED.**
- Application #Z16-14, Paul Dobson-Special Exception for reduced side setback, RR district, Map 30, Lot 36. Mr. Dobson approached the board to discuss placing a carport on his property with a reduced side setback of 17ft. Chairman Powelson went over application with Mr. Dobson. **Mr. Lizotte made a motion to accept the application. Mr. Aznive seconded the motion. A roll call was taken. Charlie Aznive- yes, Ned Lizotte-yes, Dave Powelson-yes, Roy Merrill-yes, George Saunderson-yes. Unanimous – APPROVED.**

#### **Board Discussion:**

None

#### **Adjournment:**

**Mr. Saunderson moved to adjourn the meeting at 8:20 pm; seconded by Roy Merrill. All were in favor.**

Submitted by,

Danielle Bosco  
Administrative Assistant