

Loudon Zoning Board of Adjustment  
Meeting Minutes  
June 22, 2017

**Present:**

Chairman Ned Lizotte, Vice Chairman Howard Pearl, Roy Merrill, Charlie Aznive, Earl Tuson alternate George Saunderson, alternate Peter Pitman and alternate Dennis Jakubowski.

**Minutes:**

Regular Hearing May 25<sup>th</sup> 2017- **Mr. Tuson made a motion to approve the minutes as written. Mr. Pearl seconded the motion. A roll call was taken. Charlie Aznive- yes, Ned Lizotte-yes, Roy Merrill-yes, Howard Pearl-yes Earl Tuson-yes. Unanimous – APPROVED.**

**Discussions:**

- Michael Harris- Mr. Harris approached the board to discuss his disapproval with the potential of NHMS holding a Country Music Festival. Mr. Harris explained his concern for what this festival could bring to the town and residents. Mr. Harris feels the town doesn't have adequate emergency services that a music festival requires. Mr. Harris would like the board to look at the covenant that is in place on the track currently that doesn't allow concerts.

**Public Hearings:**

- Application #Z-17-5, NHMS &
- Application #Z-17-6, NHMS- Chairman Lizotte informed the public that the track has asked for a continuance until next month's meeting. **Mr. Pearl made a motion to table the meeting until July 27<sup>th</sup>. Mr. Tuson seconded the motion. All in favor.**
- Application #Z17-9, Carolyn Dudley- The board had a site walk on June 5<sup>th</sup> after this application was presented at the May meeting. Mr. Pearl said he didn't feel this variance was justified as the other businesses around have one sign. Mr. Tuson felt the application did not meet the requirements. **Mr. Pearl made a motion to deny the application. Mr. Tuson seconded the motion. All were in favor.**
- Application #17-8, Loudon DG LLC- Variance for reduced parking at Map 21 Lot 16-1, C/I district. Application #17-7, Loudon DG- Special Exception to encroach on wetlands at Map 21 Lot 16-1, C/I district. The two applications were presented by Austin Turner of Bohler Engineering, also present was Patrick from the Scotty Development. Mr. Turner explained a site walk was performed by the zoning and planning board members. Mr. Turner explained they have moved the location over slightly to make less of an impact on the wetlands. Mr. Tuson said during the site walk he believes that there is room for an additional parking of roughly 30 cars. Mr. Turner said around back they got land bank parking. Mr. Jakubowski asked where the traffic count that was mentioned last month was. Mr. Turner explained the count was in Hillsborough. Mr. Saunderson questioned where the unloading would take place. Mr. Turner explained there is a unloading location on the side of the building. Mr. Tuson said he

felt they are creating a hardship by subdividing the property. Mr. Tuson explained as the lot stands right now there is more than enough room for parking and not encroach on wetlands. Mr. Merrill said the business doesn't generate enough business for additional parking spaces. Mr. Pearl said there is room for additional parking but they don't need it for this business. **Mr. Merrill made a motion to approve the variance with the condition the applicant show 24 potential parking spaces if the property has a change of use. Mr. Pearl seconded the motion. All were in favor.** The board discussed the special exception to encroach on wetlands. Mr. Turner explained that they did move the building so the parking will not be in the wetland buffer. Mr. Tuson said this would be less of an impact now. Mr. Turner explained they want to make the least impact possible. **Mr. Pearl made a motion to approve the special exception. Mr. Merrill seconded the motion. All were in favor.**

- **Application #17-10, Loudon Ridge Properties-** Variance to measure road frontage in non contiguous sections, map 45 Lot 3, AFP district. Mr. Pearl recused himself from the board. Chairman Lizotte appointed Mr. Saunderson a voting member. Mark Sargent presented the application. Mr. Sargent explained the property had a subdivision of 1 acre before zoning was in place, this 1 acre property is in the middle of the potential subdivision lot causing a break in road frontage. Mr. Sargent explained that Mr. Pearl wants to subdivide this parcel and grant an easement for the driveway to access the property from the other parcel. Mr. Pearl explained it is the only good place for the driveway due to wetlands. Abutter Dan Ladd questioned how they got where the lot lines were. Mr. Sargent explained the lot was surveyed. Mr. Green spoke against the variance, he explained that the AFP district was meant to keep larger lots and there is plenty of road frontage on the remainder of the property. Mr. Green said when you do this for one it opens it up for others. Mr. Pearl explained the access easement is how he enters his sap house. Mr. Green explained that a easement can also be given to Mr. Pearl to still access his sap house. Mr. Saunderson brought up the need for a site walk. Mr. Sargent said this is a large 24 acre lot that has a large width so it is unique. **Mr. Saunderson made a motion for a site walk. Mr. Tuson seconded the motion. All were in favor. Mr. Merrill made a motion to continue the application to the site walk. Mr. Tuson seconded the motion. All were in favor.** A site walk is scheduled for June 24<sup>th</sup> at 8:00am.
- **Application #17-11, Peter Parisey-** Special Exception, Auto Sales, Map 30 Lot 24 C/I District. Mr. Parisey explained he is looking to run a small auto sales business out of one of the garage bays at Just Wash it. Currently there is another person that is doing the same thing out of another garage bay whom was granted a special exception. Abutter Ed Story questioned what type of signage would be visible. Mr. Parisey said there is no additional signage needed. Mr. Saunderson questioned if this would be limited to what he could fit inside the bay or a number of cars. Chairman Lizotte said to limit it to 2 cars and if in a year Mr. Parisey could return to ask for more. **Mr. Merrill made a motion to approve the application limiting it to 2 cars and they must be stored inside. Mr. Pearl seconded the motion. All were in favor.**
- **Application # 17-12, David & Tracy Huckins-** Special Exception, Reduced rear setback, Map 59 Lot 23, R/R District. Mr. Green presented the application to the board and explained the owners are looking to build an additional garage with a 12.5 foot rear setback. Mr. Pearl said to be safe he should do 12 feet due to the eaves of the garage. Chairman Lizotte asked how close the house on the abutting property is. Mr. Green said this can't be seen from the house on the abutting lot. **Mr. Merrill made a motion to approve the application with a 12 foot rear setback. Mr. Pearl seconded the motion. All were in favor.**
- Mr. Green asked the Board about a question on an application that was with the planning board last week. The property Mr. Green represents is looking to do a lot line adjustment and doing so would put

the driveway to close to the setback. Mr. Green explained the board requested he move the driveway or apply for a special exception. The board agreed that is the right steps.

**Board Discussion:** Mr. Merrill said that something should be added to the ordinance about strictly auto sales. Mr. Tuson said it should be clear in the ordinance if it is a permitted use or use by special exception.

**Adjournment:**

**Mr. Pearl moved to adjourn the meeting at 9:16 pm; seconded by Mr. Aznive. All were in favor.**

Submitted by,  
Danielle Bosco  
Administrative Assistant