

Loudon Zoning Board of Adjustment  
Meeting Minutes  
March 23, 2017

**Present:**

Chairman Ned Lizotte, Vice Chairman Howard Pearl, Roy Merrill, Charlie Aznive and Earl Tuson.

**Minutes:**

Regular Hearing- Mr. Pearl made a motion to accept the minutes of January 26, 2017 as written; seconded by Mr. Tuson. All were in favor.

**Discussions:**

- Dennis Jakubowski and Peter Pitman were present in the audience to discuss becoming alternate board members. Mr. Pitman explained he would like to become more involved in the town that he has lived in for 40 years. Mr. Jakubowski explained he has lived in town for 33 years, he ran for Planning Board but didn't get in and would like to be involved with the town and possibly run in the future again.

**Public Hearings:**

- Application #Z-17-02 & 03, Jay's Auto— Tim Bernier presented the application on behalf of property owner Mark Milligan. Mr. Bernier explained that Jay's Auto would like to expand business onto an abutting property map 20 lot 59 that is zoned R/R. Mr. Bernier explained that they would create a 50ft buffer of trees on the Wales Bridge road side and the new building would be built beyond that. Mr. Bernier also explained that they would remove the driveway located on Wales Bridge road and the only access point would be the one used currently for Jay's Auto on Map 20 lot 59. Mr. Bernier explained that the 3 lots located in that row are a cluster of R/R lots among C/I lots. Chairman Lizotte questioned why the need for a variance for the property and not a special exception. Mr. Bernier explained that it is not a permitted use and would require a variance. Mr. Tuson asked what the exact lot size of the land was and if a recent survey had been done. Chairman Lizotte said once the boundary line is removed this lot would become a C/I district with the majority of the lot being in the C/I district. Mr. Lizotte said variances are hard to approve. Mr. Bernier said that they need to go by what the map is zoned at and that is R/R. Vice Chairman Pearl asked if the board has authority to re-zone this lot. Mr. Merrill stated they do not, they only can grant the variance. Abutter Elaine Flick has concerns about water drainage and if the house located on the lot will stay. Mr. Bernier explained that there will be a drainage plan for the property and that will be dealt with the planning board, the house on the lot will be removed and a new office will be built. Abutter Justin Lavesque said he was happy to hear they are putting a buffer of trees but does have concern about the new building being 2 levels and still being able to see light as his property sits much lower. Abutter Warren King raised concerns about noise, light and water pollution. Mr. King says he can hear some noise currently but he is worried once they clear this lot of trees and expand this will add more of these issues. Jay Canney explained the new building will be a long 4 bay garage which should dull the noise of 106 and the lighting will only be security lighting. Mr. Lavesque raised concerns about once the property is granted the variance what other uses it may hold in the future after Jay's Auto. Chairman Lizotte said that Mr. Lavesque would get

notified if something different was done with this property. **Mr. Merrill made a motion to approve the variance for commercial use with the condition they keep a tree buffer with a setback of 50 feet. 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.** Mr. Bernier presented the next variance to allow an increased amount of impervious surface. Mr. Bernier explained because this lot is R/R they are looking to use the same lot coverage allowance as a C/I lot. Mr. Pearl asked if they would be clearing trees on the lot. Mr. Bernier explained they may need to clear the lot to the lot line but they will replant a tree buffer if they do. Mr. Pearl asked if the layout of the cars will remain the same. Mr. Canney said it will mostly stay the same, the car sales will stay out front near 106 where it is located currently and the new lot will be more of auto repair. **Mr. Pearl made a motion to approve the variance to allow increased impervious surface. Mr. Tuson 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.**

### **Board Discussion:**

- Dennis Jakubowski and Peter Pitman who had been seated in the audience during the meeting were asked what they thought about the meeting and potentially becoming alternate zoning board members. Mr. Pitman questioned a variance versus a special exception. Mr. Pearl said the zoning ordinance allows certain things by special exception and things that are not listed would need a variance. Mr. Jakubowski thought the meeting went well and is still interested in becoming an alternate. Mr. Jakubowski thought requiring a 50 ft buffer was a great idea. Chairman Lizotte explained the board would not be voting on alternate members until next month.
- The Board voted on the revised Rules Of Procedure they discussed at the December and January meetings. **Mr. Pearl made a motion to accept the revised rules of procedure; seconded by Mr. Aznive. All were in favor.**
- The Board was set to appoint a Chairman and Vice Chairman this month. **Mr. Pearl made a motion to re-appoint Mr. Lizotte to Chairman; seconded by Mr. Merrill. Charlie Aznive- yes, Ned Lizotte- abstain, Roy Merrill-yes, Howard Pearl-yes Earl Tuson-abstain. – APPROVED.**  
**Mr. Merrill made a motion to re-appoint Mr. Pearl to Vice Chairman; seconded by Mr. Tuson. Charlie Aznive- yes, Ned Lizotte-yes, Roy Merrill-yes, Howard Pearl- abstain Earl Tuson-abstain. Unanimous – APPROVED.**

### **Adjournment:**

**Mr. Lizotte moved to adjourn the meeting at 8:25 pm; seconded by Mr. Pearl. All were in favor.**

Submitted by,  
Danielle Bosco  
Administrative Assistant